



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, March 9, 2026
10:00 AM

Call to Order
Pledge of Allegiance

CASE DOCKET

1. Administration of Oath
2. Changes to Agenda -
3. Cases Continued -

A. 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.

B. Case# 20250079

City of St. Pete Beach v. Bosela, Paulette

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

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

C. 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.

D. Case # 20250731

City of St. Pete Beach v. Dolphin Watch II LLC

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

Sec. 20.03. - Permitted principal uses and structures.

E. 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.

4. Repeat Violations -

5. New Cases

A. Case# 20250705

City of St. Pete Beach v. Lawya, Marc

Address: 2782 W Vina Del Mar Blvd St Pete Beach FL, 33706

Sec. 46-33. - Enumeration.

Sec. 98-65. - Unsightly conditions.

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

B. Case# 20250218

City of St. Pete Beach v. Putnam, Robert N II

Address: 1401 Pass A Grille Way St. Pete Beach FL, 33706

Sec. 46-33. - Enumeration.

Sec. 98-64. - General maintenance.

Sec. 98-65. - Unsightly conditions.

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

C. Case # 20260093

City of St. Pete Beach v. Leveckis, Renald Shroba, Suzanne

Address: 102 Lido Dr St. Pete Beach, FL 33706

Sec. 46-33 - Enumeration.

Sec. 98-65 - Unsightly Conditions.

Sec. 98-66 - Residential and Commercial Property Maintenance

D. Case # 20250591

City of St. Pete Beach v. Beach House 78th LLC

Address: 310 78th Ave St. Pete Beach FL 33707

Sec. 46-33. - Enumeration.

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

6. Cases Complied -

7. Old Cases

8. Lien Reductions

A. Case # 20250711

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

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

Lien reduction application.

9. Next Meeting:

10. Adjournment -

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

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

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

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

All agenda material is available for review at City Hall.

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

Agenda Report

Agenda Title Name: Case# 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: March 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)
2. 3. Order to Continue (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.

/

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.



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 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.

**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 February 9, 2026 and by agreement of the parties, the Special Magistrate issues the following order:

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

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 9th day of February 2026.

Erica Augello

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 on February 9, 2026.

**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: March 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. 12. Order to Continue (CE202250079 - Bosela)

**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 # 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: March 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 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

7. 3. Order to Continue (CE20240563 - Dolphin Watch III)

**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.

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 **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
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: 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

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

CE20240563

- **Respondent(s): Dolphin Watch III LLC**
- **Violation address: 400 71st Ave**
- **Violation(s) description: The property is in violation of section 98-123.1 Permits required Expiration of the Code of Ordinances of the City of St. Pete Beach**

CE20240563

Case Summary

- Initial inspection: 10/22/2024**
- Notice of Violation dated and mailed certified: 10/25/2025**
- Notice of Violation dated and mailed date:12/15/2025**
- Notices of Hearing dated and posted on the property: 12/16/2025**

CE20240563 Affidavit of Posting

NOTICE

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

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

Dec 16, 2025 at 9:46:23 AM
St. Pete Beach, FL

400 71st Ave

CE20240563



400 71st Ave

CE20240563

Mini Splits Changed



400 71st Ave

CE20240563

Mini Split Changed



400 71st Ave

CE20240563 Exterior Panel Replaced



400 71st Ave

CE20240563 Exterior Panel Replaced



400 71st Ave

CE20240563

Mini Split



400 71st Ave

CE20240563 Damage Letter



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

SUBSTANTIAL DAMAGE RESIDENTIAL

Date: 01/10/2025

Permit #: 2500823
Access Code: 4321

Property Owner: DOLPHIN WATCH III LLC
Property Address: 400 71ST AVE
RE: Notice of Substantial Damage Determination and Resources for Property Owners

Dear DOLPHIN WATCH III LLC:

I hope this letter finds you safe as we recover from two major hurricanes. We recognize how overwhelming this situation can be, and we are here to support you through this difficult time. We want to provide you with important information to help guide you through the next steps in your recovery process.

We are contacting you because the structure at **400 71ST AVE** has been determined to be substantially damaged by the weather events associated with Hurricanes Helene and Milton, estimated to be **66%** of the structure's value.

If you believe this assessment does not accurately reflect the damage to your structure, please review appeal information on the next page of this letter.

"Substantially damaged" as defined in Section 3.10 in the City of St. Pete Beach Land Development Code means that the estimated cost to repair a home in a flood hazard area is more than 50% of its current market value (excluding land value). Substantial damage determinations are based on observations and certain sources of public data to provide estimated costs of damages which may not reflect actual repair costs.

Based on this determination, the structure must be brought into compliance with all applicable Florida Building Codes, applicable City of St. Pete Beach Land Development Code and floodplain management regulations. Following these regulations qualifies our community for flood insurance through the National Flood Insurance Program. It also qualifies us for certain grants and disaster assistance which may become available for homeowners like you. Most importantly, these standards make sure your structure is safe from future flooding events.

While you do not have to vacate your structure immediately, a response is required within 60 days of receipt of this letter. With this determination, your options may include the following, subject to zoning use, density and dimensional regulations:

1. Elevate and repair your structure - The repaired structure must meet safety requirements and be elevated

400 71st Ave

CE20240563

Damage Letter

-
- to or above the required elevation.
 2. Demolish the existing structure and build a new elevated FEMA and Florida Building Code (FBC) compliant structure.
 3. Relocate your structure to a location outside of the flood hazard area if it meets required wind loads and other requirements.
 4. Abandon lower living level and build above.
 5. Relocate to a new home and remove the damaged structure from the property.
 6. If your structure was placed on the City's local historic registry after September 2005 and is either a contributing property in the Pass-a-Grille National Register Historic District or has a prepared Florida

Master Site File prepared, you may be eligible to request:

- A substantial improvement or damage exception for entirely interior repair work, or
 - A substantial improvement or damage variance for repairs involving significant exterior work.
- When exterior repairs of a locally designated historic structure are required, please contact St. Pete Beach's Planning Department at planning@stpetebeach.org to discuss options. Prior to undertaking an exception of variance, Staff recommends contacting your insurer to discuss potential impacts to your rates. Please also note that any historic resource for which an exception has been applied must remain on the local historic registry for its lifetime. Contact the Planning Department with any questions relating to historic designation.

If you believe the determination is not accurate, you can appeal the determination within 60 days from receipt of this SD letter through the submission of the completed appeal form and additional information which may include, but not limited to the following:

- Completed Substantial Improvement/Substantial Damage Review Package (formerly, FEMA Packet).
- Actual Cash Value (ACV) appraisal by licensed Appraiser (dated after 9/23/2023).
- Pre-Storm Building Value Reconsideration from the Pinellas County Property Appraiser (PCPAO) documentation.
- Photographs documenting the interior and exterior damage from Hurricane Helene and/or Hurricane Milton.

For additional information regarding the appeal process and submittal requirements, please email sdappeal@stpetebeach.org.

As you consider your options, please visit the City of St. Pete Beach main web page, www.stpetebeach.org, for resources to help you through the decision-making process and the most current hurricane repair and rebuild information, including the appeal process. For general questions related to permitting, please email permits@stpetebeach.org. I understand these are extremely hard times and residents and businesses are facing difficult decisions, staff are here to assist you.

Sincerely,

Luke Curtis

Luke Curtis

Building Official/Elemental Administrator

400 71st Ave

CE20240563

Corrective Action

Property must follow the guidelines as outlined in the Substantial Damage letter dated 01/10/2025

Property is not compliant.

Recommended fine is \$250.00 per day starting the day of your order 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

USPS CERTIFIED MAIL



9214 8901 9403 8347 1312 30

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

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

RA NOH 20240563 LK
Jennifer Daunch

\$8.8600

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240563

ADDRESS: 400 71st Ave.

DOLPHIN WATCH III, LLC,

Respondent.

_____ /

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 **March 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 Counsel for Respondent, Luke Lirot, Esq. at luke2@lirotlaw.com on January 13, 2026.

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

Action Request: N/A

Strategic Objective:

Date: March 9, 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
7. 4. Order to Continue (CE20250731 - Dolphin Watch II)

**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

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

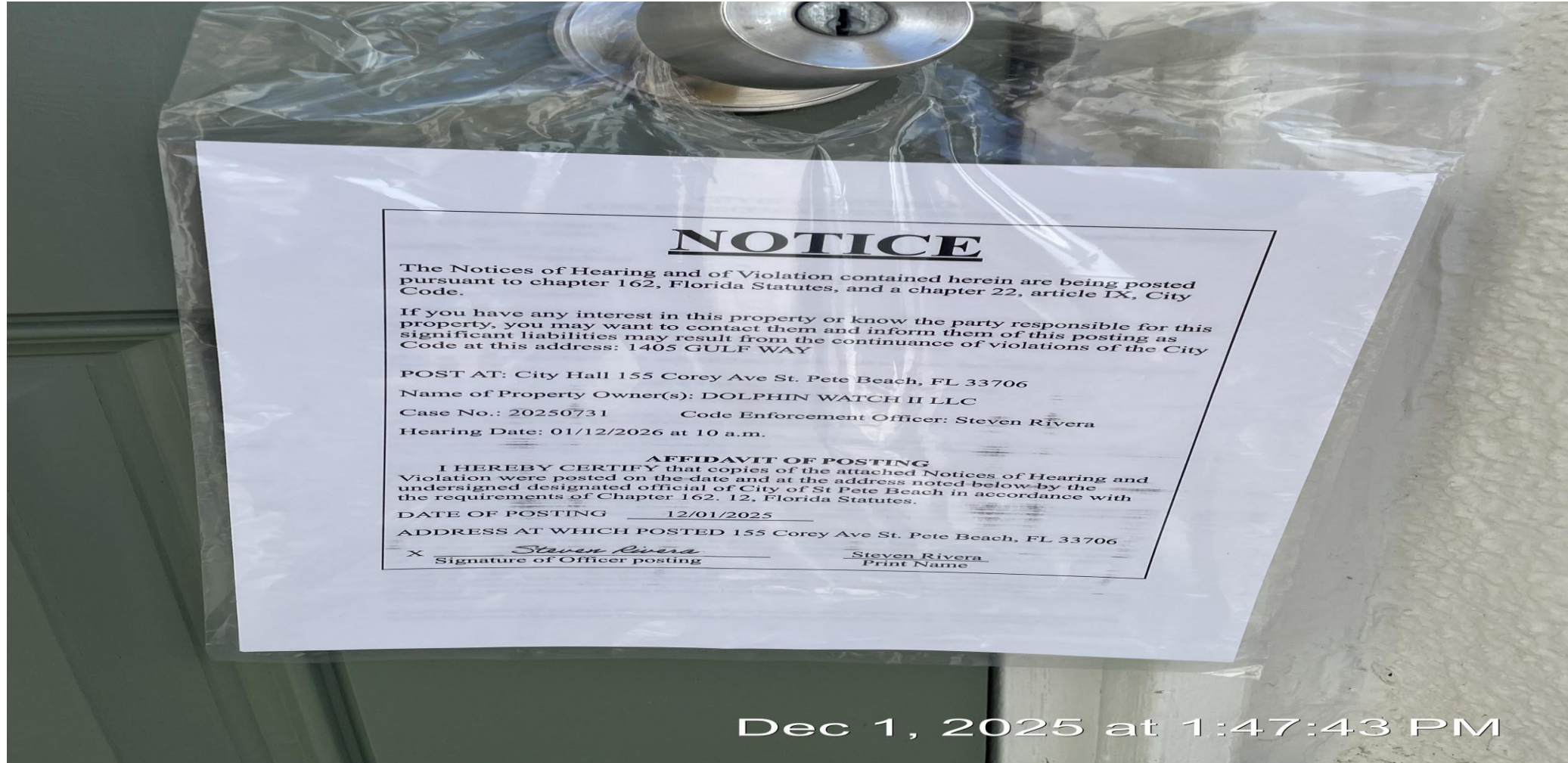
- **Respondent(s): DOLPHIN WATCH II LLC**
- **Violation address: 1405 Gulf Way**
- **Violation(s) description: The property is in violation of section 20.03 Permitted principal uses and structures of the Land Development code of the City of St. Pete Beach**

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



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 Steven Rivera
Signature of Officer posting Print Name

Dec 1, 2025 at 1:47:43 PM

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 4/17/2026	CHECKOUT 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

CE20240731 Reviews

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](#)

Photos Amenities Reviews Location [Change dates](#)

Bri
St Petersburg, Florida
***** · November 2025 · Stayed with kids
Amazing house to stay at, especially if you want to be close to the beach! Jennifer was the best host we've had! Super easy going, responsive, and had clear instructions. Will be renting ...
[Show more](#)

Marcus
Jenkintown, Pennsylvania
***** · 2 weeks ago · Stayed with a pet
Fantastic host, place to stay, and setting!

Laura
Denver, Colorado
***** · November 2025 · Stayed a few nights
We loved this home. It had exactly the relaxed beachy vibe we were looking for for our quiet, off-season weekend getaway. It's clean, comfortable, and stylish.

Yosi
Los Angeles, California
***** · September 2025 · Stayed a few nights
An absolute gem
Jennifer is the most gracious host
Prompt and Wonderful communication ...
[Show more](#)

Stevi
Tampa, Florida
***** · August 2025 · Stayed a few nights
Jennifer's home was so comfortable, spacious, right across from the beautiful Pass-a-Grille Beach beach, and walking distance to restaurants, shops, ect. Jennifer was flexible, ...
[Show more](#)

Ian
Ponte Vedra Beach, Florida
***** · September 2025 · Stayed a few nights
Great location, host- thanks!

[How reviews work](#)

73°F
Mostly sunny

9:20 AM
12/19/2025

1405 Gulf Way

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

USPS CERTIFIED MAIL



9214 8901 9403 8344 6904 40

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

USPS CERTIFIED MAIL



9214 8901 9403 8344 6906 93

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

RA II NOV 20250731 SR
Jennifer Daunch

\$8.8600

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20250731
ADDRESS: 1405 Gulf Way**

DOLPHIN WATCH II, LLC,

Respondent.

_____ /

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 **March 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 Counsel for Respondent, Luke Lirot, Esq. at luke2@lirotlaw.com on January 13, 2026.

**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: March 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
10. 5. Order to Continue (CE20250100 - Quintero)

**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

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

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**

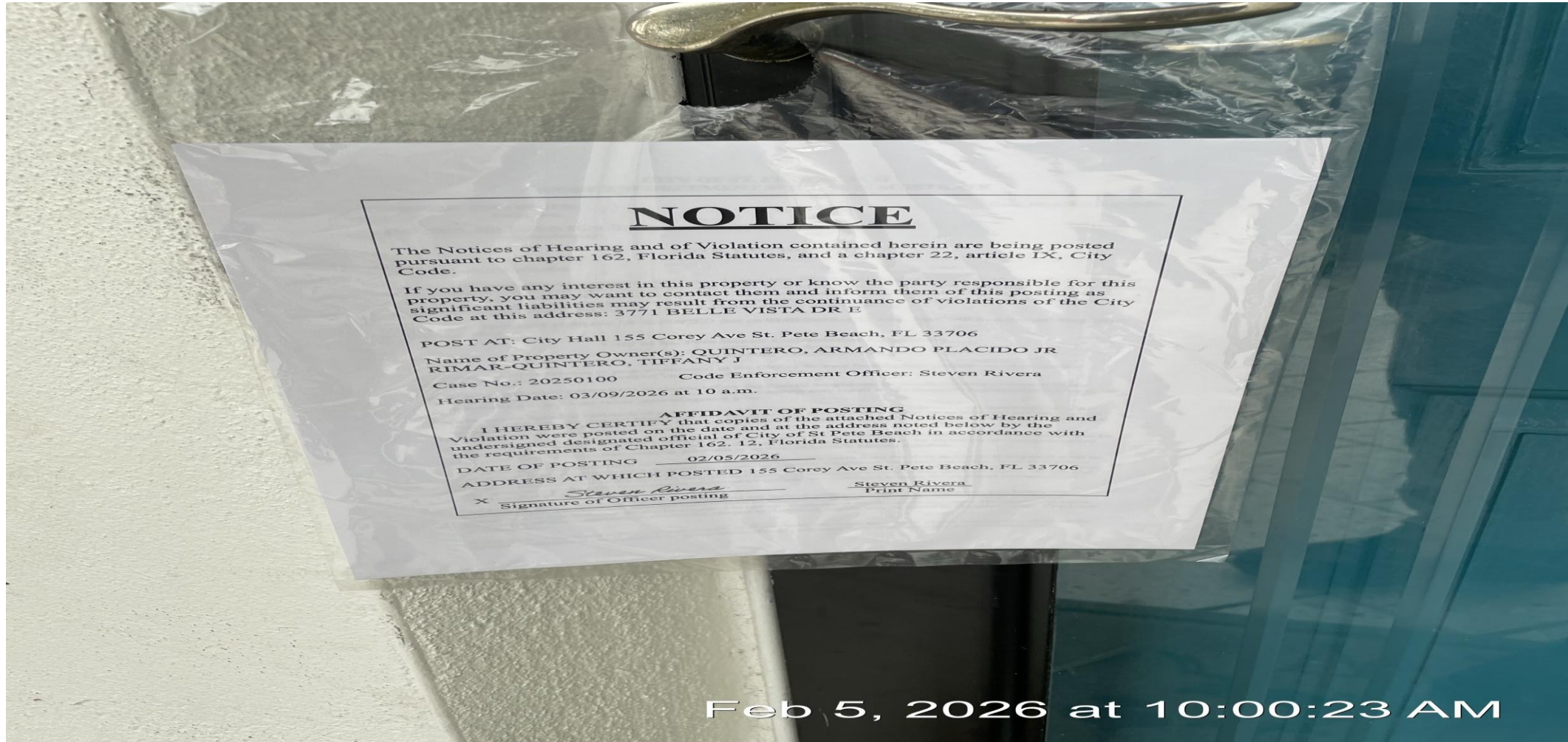
CE20250100

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: 2/5/2026**

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
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

USPS CERTIFIED MAIL



9214 8901 9403 8300 1685 87

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

USPS CERTIFIED MAIL



9214 8901 9403 8321 5507 74

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

USPS CERTIFIED MAIL



9214 8901 9403 8352 9450 20

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20250100
ADDRESS: 3771 Belle Vista Dr. E**

**ARMANDO PLACIDO QUINTERO, JR.
and TIFFANY J. RIMAR-QUINTERO,**

Respondents.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on February 9, 2026, and by agreement of the parties, the Special Magistrate issues the following order:

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

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 9th day of February 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondents at 3771 Belle Vista Dr. E, St. Pete Beach, FL 33706 on February 9, 2026.

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

Agenda Report

Agenda Title Name: Case# 20250705
City of St. Pete Beach v. Lawya, Marc
Address: 2782 W Vina Del Mar Blvd St Pete
Beach FL, 33706

Action Request: N/A

Strategic Objective:

Date: March 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:

(13) The storage of any vehicle, whether motorized or nonmotorized, including but not limited to automobiles, trucks, trailers, campers, recreational vehicles, motor homes, boats, boat trailers, or parts thereof, without a valid license plate or valid vehicle or trailer or boat-trailer or other registration certificate, showing the vehicle or part thereof to be titled in the name of the owner or occupier of the property upon which the vehicle or part thereof is located. Failure to have such license or other registration certificate specifically attached to the vehicle or part thereof shall be prima facie evidence that the property is worn out, scrapped, nonoperative, unusable or discarded, as provided in subsection (12) of this section.

Sec. 98-65 - Unsightly Conditions.

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

(4) Property exteriors with trash, litter, debris, packing

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

(b) Standards for improved property.

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

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250705

vs.
LAWYA, MARC
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 **03/09/2026** 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 **2782 W 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 01/27/2026

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: 2782 W VINA DEL MAR BLVD

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

Name of Property Owner(s): LAWYA, MARC

Case No.: 20250705 Code Enforcement Officer: Steven Rivera

Hearing Date: 03/09/2026 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 01/27/2026

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

NOTICE OF VIOLATION

11/18/2025

LAWYA, MARC
2782 W VINA DEL MAR BLVD
ST PETE BEACH , FL 33706-2735

RE: Case Number 20250705
Violation Address: 2782 W VINA DEL MAR BLVD
Parcel ID#: 183216942300011490

Dear Property Owner:

The unregistered Toyota pickup and boat trailer need to be registered or removed. The weeds growing throughout the front yard need to be cut down and the fronds and tree branches on the ground need to be removed.

Sec. 46-33 - Enumeration.

Sec. 46-33. - Enumeration.

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

(13) The storage of any vehicle, whether motorized or nonmotorized, including but not limited to automobiles, trucks, trailers, campers, recreational vehicles, motor homes, boats, boat trailers, or parts thereof, without a valid license plate or valid vehicle or trailer or boat-trailer or other registration certificate, showing the vehicle or part thereof to be titled in the name of the owner or occupier of the property upon which the vehicle or part thereof is located. Failure to have such license or other registration certificate specifically attached to the vehicle or part thereof shall be prima facie evidence that the property is worn out, scrapped, nonoperative, unusable or discarded, as provided in subsection (12) of this section.

Sec. 98-65 - Unsightly Conditions.

Sec. 98-65. - Unsightly conditions.

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

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

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

(b) Standards for improved property.

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

These violation(s) must be corrected **no later than 12/5/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,



Steven Rivera
Code Enforcement Officer

CE20250705

- **Respondent(s): Marc Lawya**
- **Violation address: 2782 W Vina Del Mar Blvd.**
- **Violation(s) description: The property is in violation of section 46-33 (13) Enumeration, 98-65 (4) Unsightly Conditions, 98-66 (a),(b), & (20) Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

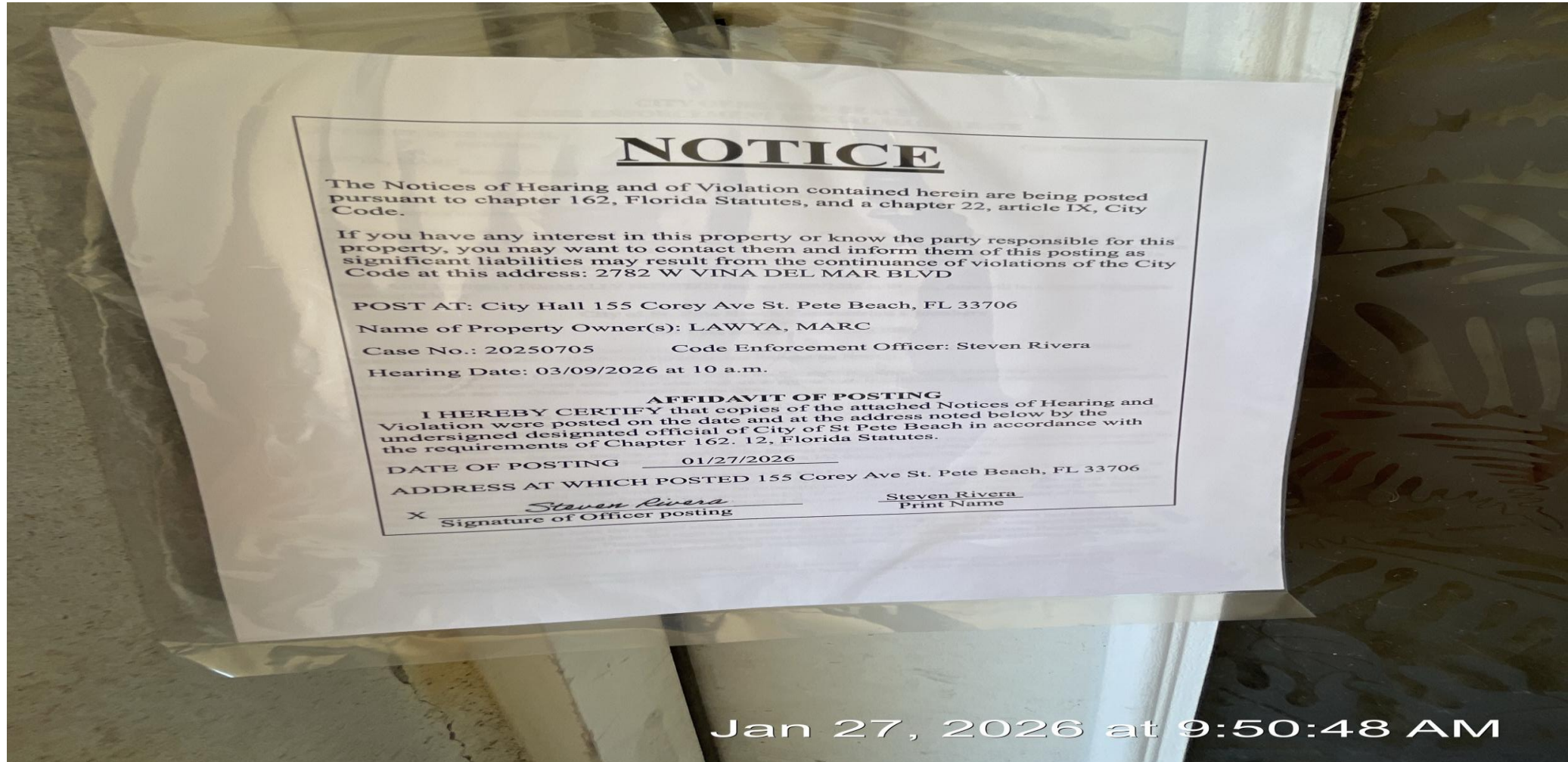
CE20250705

Case Summary

- Initial inspection: 10/28/2025**
- Notice of Violation dated and mailed certified: 11/28/2025**
- Notice of Violation compliance date: 12/5/2025**
- Notice of Hearing dated and posted on the property: 1/27/2026**

CE20250705

Affidavit of Posting



2782 W Vina Del Mar Blvd.

CE20250705

Overgrown weeds



Jan 26, 2026 at 11:45:57 AM

2782 W Vina Del Mar Blvd.

CE20250705

Overgrown weeds & dead branches



2782 W Vina Del Mar Blvd.

CE20250705

Overgrown weeds & dead branches



2782 W Vina Del Mar Blvd.

CE20250705

Unregistered truck & trailer



2782 W Vina Del Mar Blvd.

CE20250705

Unregistered truck & trailer



2782 W Vina Del Mar Blvd.

CE20250705

Unregistered truck & trailer



2782 W Vina Del Mar Blvd.

CE20250705

Unregistered truck & trailer



2782 W Vina Del Mar Blvd.



COURTESY NOTICE

10/29/2025

LAWYA, MARC
2782 W VINA DEL MAR BLVD
ST PETE BEACH FL 33706-2735

RE: Case Number 20250705
Violation Address: 2782 W VINA DEL MAR BLVD
Parcel ID#: 183216942300011490

Dear Property Owner and/or Occupant,

The weeds growing throughout the front yard need to be cut and the palm fronds and branches we kindly ask that they are removed. The unregistered Toyota truck and boat trailer need to be registered or removed. If you have any questions, please feel free to contact our team.

Your property at 2782 W VINA DEL MAR BLVD is found to be in violation of the following code(s).

Sec. 46-33 - Enumeration.

Sec. 46-33. - Enumeration.

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

(13) The storage of any vehicle, whether motorized or nonmotorized, including but not limited to automobiles, trucks, trailers, campers, recreational vehicles, motor homes, boats, boat trailers, or parts thereof, without a valid license plate or valid vehicle or trailer or boat-trailer or other registration certificate, showing the vehicle or part thereof to be titled in the name of the owner or occupier of the property upon which the vehicle or part thereof is located. Failure to have such license or other registration certificate specifically attached to the vehicle or part thereof shall be prima facie evidence that the property is worn out, scrapped, nonoperative, unusable or discarded, as provided in subsection (12) of this section.

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Sec. 98-65. - Unsightly conditions.

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

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

(b) Standards for improved property.

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

CITY OF ST. PETE BEACH



OFFICER Steven Rivera

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

Compliance must be met by the revisit date of **11/10/2025**.

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 1420 66

LAWYA MARC
2782 W VINA DEL MAR BLVD
ST PETE BEACH FL 33706-2735

CN 20250705 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8343 3045 46

LAWYA MARC
2782 W VINA DEL MAR BLVD
ST PETE BEACH FL 33706-2735

NOV 20250705 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8353 8040 29

LAWYA MARC
2782 W VINA DEL MAR BLVD
ST PETE BEACH FL 33706-2735

NOH 20250705 SR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case# 20250218
City of St. Pete Beach v. Putnam, Robert N II
Address: 1401 Pass A Grille Way St. Pete Beach
FL, 33706

Action Request: N/A

Strategic Objective:

Date: March 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.
(4) Buildings and structures as follows:
a. Any building, dock or other structure which is in such a dilapidated condition that it is unfit for human habitation or use or which is kept in such an insanitary condition that it is a menace to the health of people residing in the vicinity thereof or presents a more than ordinarily dangerous life safety code violation or fire hazard in the vicinity where it is located.
(13) The storage of any vehicle, whether motorized or nonmotorized, including but not limited to automobiles, trucks, trailers, campers, recreational vehicles, motor homes, boats, boat trailers, or parts thereof, without a valid license plate or valid vehicle or

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

Sec. 98-64. - General Maintenance

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

Sec. 98-65 - Unsightly Conditions.

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

(1) Structures that are:

- a. Partially destroyed; or
- b. Left in a state of disrepair

(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.

(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.

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

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

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250218

vs.
PUTNAM, ROBERT N II
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

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

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

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

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **1401 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 02/11/2026

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: 1401 PASS A GRILLE WAY

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

Name of Property Owner(s): PUTNAM, ROBERT N II

Case No.: 20250218 Code Enforcement Officer: Steven Rivera

Hearing Date: 03/09/2026 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 02/11/2026

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

NOTICE OF VIOLATION

4/15/2025

PUTNAM, ROBERT N II
PO BOX 18612
TAMPA, FL 33679-8612

RE: Case Number 20250218
Violation Address: 1401 PASS A GRILLE WAY
Parcel ID#: 183216954540020210

Dear Property Owner:

Your property has trash and debris scattered throughout the property that needs to be cleaned up and disposed of. The dead vegetation on the property is a fire hazard and needs to be removed. The plant pots stored on the side of the structure cannot be stored in public view and needs to be removed. The junk vehicle needs to be removed or registered and brought into an operable condition. The rear porch area of the property has collapsed and needs to be repaired or removed. If you plan to demolish the property, be sure to obtain all permits required to do prior to beginning the work. Your property is in violation of the following codes(s).

Sec. 46-33 - Enumeration.

Sec. 46-33. - Enumeration.

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

(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.

(4) Buildings and structures as follows:

a. Any building, dock or other structure which is in such a dilapidated condition that it is unfit for human habitation or use or which is kept in such an insanitary condition that it is a menace to the health of people residing in the vicinity thereof or presents a more than ordinarily dangerous life safety code violation or fire hazard in the vicinity where it is located.

(13) The storage of any vehicle, whether motorized or nonmotorized, including but not limited to automobiles, trucks, trailers, campers, recreational vehicles, motor homes, boats, boat trailers, or parts thereof, without a valid license plate or valid vehicle or trailer or boat-trailer or other registration

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

Sec. 98-64. - General Maintenance

Sec. 98-64. - General maintenance.

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

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b. Left in a state of disrepair

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Sec. 98-66 - Residential and Commercial Property Maintenance

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

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(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.

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

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

These violation(s) must be corrected **no later than 4/29/2025**. 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) 363-9211 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Steven Rivera *727-748-1722*

Steven Rivera
Code Enforcement Officer

CE20250218

- **Respondent(s): Robert N Putnam II**
- **Violation address: 1404 Pass A Grille Way**
- **Violation(s) description: The property is in violation of section 46-33 (4) a. Enumeration, 98-64 (a) General Maintenance, 98-65 (1) a., b., (3) & (4) Unsightly Conditions, 98-66 (a), (b), (7), (8), & (14) Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

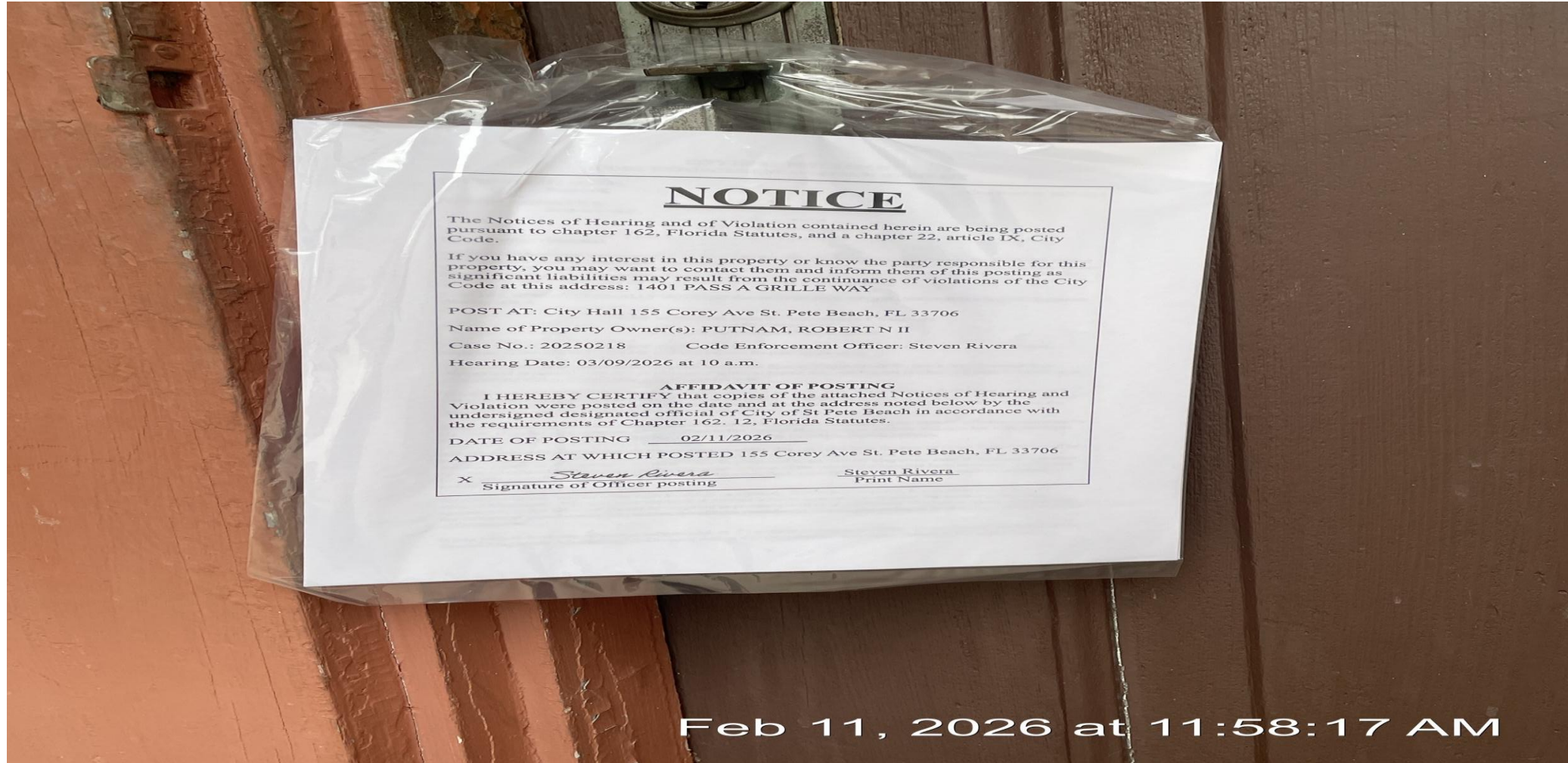
CE20250218

Case Summary

- Initial inspection: 4/11/2025**
- Notice of Violation dated and mailed certified: 4/15/2025**
- Notice of Violation compliance date: 4/29/2025**
- Notice of Hearing dated and posted on the property: 2/11/2026**

CE20250218

Affidavit of Posting



NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 1401 PASS A GRILLE WAY

POST AT: City Hall 155 Corey Ave St. Pete Beach, FL 33706
Name of Property Owner(s): PUTNAM, ROBERT N II
Case No.: 20250218 Code Enforcement Officer: Steven Rivera
Hearing Date: 03/09/2026 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, Florida Statutes.

DATE OF POSTING 02/11/2026
ADDRESS AT WHICH POSTED 155 Corey Ave St. Pete Beach, FL 33706

X Steven Rivera Steven Rivera
Signature of Officer posting Print Name

Feb 11, 2026 at 11:58:17 AM

1401 Pass A Grille Way

CE20250218

Damage to rear of structure



1401 Pass A Grille Way

CE20250218

Damage to rear of structure



1401 Pass A Grille Way

CE20250218

Damage to rear of structure



1401 Pass A Grille Way

CE20250218

Damage to rear of structure



1401 Pass A Grille Way

CE20250218

Damage to rear of structure



1401 Pass A Grille Way

CE20250218

Substantial Damage letter



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

SUBSTANTIAL DAMAGE RESIDENTIAL

Date: 01/02/2025

Permit #: 2500123
Access Code: 4321

Property Owner: PUTNAM, ROBERT N II
Property Address: 1401 PASS A GRILLE WAY
RE: Notice of Substantial Damage Determination and Resources for Property Owners

Dear PUTNAM, ROBERT N II :

I hope this letter finds you safe as we recover from two major hurricanes. We recognize how overwhelming this situation can be, and we are here to support you through this difficult time. We want to provide you with important information to help guide you through the next steps in your recovery process.

We are contacting you because the structure at **1401 PASS A GRILLE WAY** has been determined to be substantially damaged by the weather events associated with Hurricanes Helene and Milton, estimated to be **100%** of the structure's value.

If you believe this assessment does not accurately reflect the damage to your structure, please review appeal information on the next page of this letter.

"Substantially damaged" as defined in Section 3.10 in the City of St. Pete Beach Land Development Code means that the estimated cost to repair a home in a flood hazard area is more than 50% of its current market value (excluding land value). Substantial damage determinations are based on observations and certain sources of public data to provide estimated costs of damages which may not reflect actual repair costs.

Based on this determination, the structure must be brought into compliance with all applicable Florida Building Codes, applicable City of St. Pete Beach Land Development Code and floodplain management regulations. Following these regulations qualifies our community for flood insurance through the National Flood Insurance Program. It also qualifies us for certain grants and disaster assistance which may become available for homeowners like you. Most importantly, these standards make sure your structure is safe from future flooding events.

While you do not have to vacate your structure immediately, a response is required within 60 days of receipt of this letter. With this determination, your options may include the following, subject to zoning use, density and dimensional regulations:

1. Elevate and repair your structure - The repaired structure must meet safety requirements and be elevated to or above the required elevation.
2. Demolish the existing structure and build a new elevated FEMA and Florida Building Code (FBC) compliant structure.
3. Relocate your structure to a location outside of the flood hazard area if it meets required wind loads and other requirements.
4. Abandon lower living level and build above.
5. Relocate to a new home and remove the damaged structure from the property.
6. If your structure was placed on the City's local historic registry after September 2005 and is either a contributing property in the Pass-a-Grille National Register Historic District or has a prepared Florida

1401 Pass A Grille Way

CE20250218

Substantial Damage letter

Master Site File prepared, you may be eligible to request:

- A substantial improvement or damage exception for entirely interior repair work, or
- A substantial improvement or damage variance for repairs involving significant exterior work.

When exterior repairs of a locally designated historic structure are required, please contact St. Pete Beach's Planning Department at planning@stpetebeach.org to discuss options. Prior to undertaking an exception of variance, Staff recommends contacting your insurer to discuss potential impacts to your rates. Please also note that any historic resource for which an exception has been applied must remain on the local historic registry for its lifetime. Contact the Planning Department with any questions relating to historic designation.

If you believe the determination is not accurate, you can appeal the determination within 60 days from receipt of this SD letter through the submission of the completed appeal form and additional information which may include, but not limited to the following:

- Completed Substantial Improvement/Substantial Damage Review Package (formerly, FEMA Packet).
- Actual Cash Value (ACV) appraisal by licensed Appraiser (dated after 9/23/2023).
- Pre-Storm Building Value Reconsideration from the Pinellas County Property Appraiser (PCPAO) documentation.
- Photographs documenting the interior and exterior damage from Hurricane Helene and/or Hurricane Milton.

For additional information regarding the appeal process and submittal requirements, please email sdappeal@stpetebeach.org.

As you consider your options, please visit the City of St. Pete Beach main web page, www.stpetebeach.org, for resources to help you through the decision-making process and the most current hurricane repair and rebuild information, including the appeal process. For general questions related to permitting, please email permits@stpetebeach.org. I understand these are extremely hard times and residents and businesses are facing difficult decisions, staff are here to assist you.

Sincerely,

Luke Curtis



Building Official/Floodplain Administrator

1401 Pass A Grille Way

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

USPS CERTIFIED MAIL



9214 8901 9403 8356 4302 63

PUTNAM ROBERT N II
PO BOX 18612
TAMPA FL 33679-8612

NOH 20250218 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8309 8607 58

PUTNAM, ROBERT N II
PO BOX 18612
TAMPA, FL 33679-8612

NOV BANNER 20250218 SR
Jennifer Daunch

\$8.1600

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

Agenda Report

Agenda Title Name: Case # 20260093
City of St. Pete Beach v. Leveckis, Renald
Shroba, Suzanne
Address: 102 Lido Dr St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: March 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. 98-65 - 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:

(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.

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260093

vs.

LEVECKIS, RENALD SHROBA, SUZANNE
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 **03/09/2026** 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 **102 LIDO DR** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 02/23/2026

Lucy Knight

Lucy Knight
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 102 LIDO DR

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

Name of Property Owner(s): LEVECKIS, RENALD SHROBA, SUZANNE

Case No.: 20260093 Code Enforcement Officer: Lucy Knight

Hearing Date: 03/09/2026 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 02/23/2026

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

NOTICE OF VIOLATION

02/13/2026

LEVECKIS, RENALD SHROBA, SUZANNE
47 WAGON RD
WALPOLE , MA 02081-2261

RE: Case Number 20260093
Violation Address: 102 LIDO DR
Parcel ID#: 073216516600020140

Dear Property Owner:

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: 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. We kindly ask that you maintain property.

Sec. 46-33 - Enumeration.

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

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

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

Sec. 98-65 - Unsightly Conditions.

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

(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.

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

These violation(s) must be corrected **no later than 02/20/2029**. 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
Code Enforcement Officer

CE20260093

- Respondent(s): Renald Leveckis, Suzanne Shroba**
- Violation address: 102 Lido Dr.**
- Violation(s) description: The property is in violation of section 46-33 (2,3) Enumeration, 98-65 (4) Unsightly Conditions, 98-66 (3),(4), (6), & (e) Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

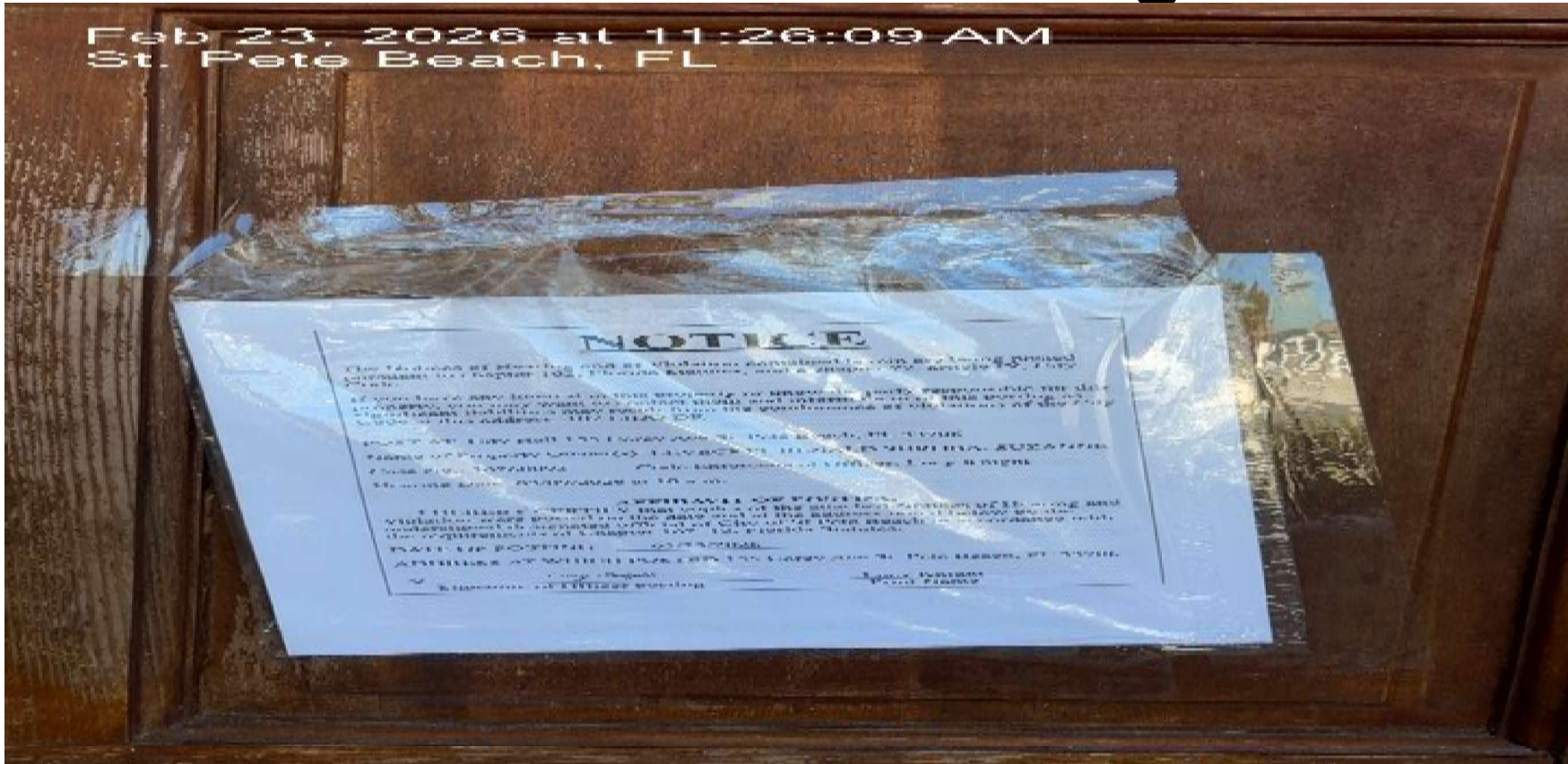
CE20260093

Case Summary

- Initial inspection: 02/12/2026**
- Notice of Violation dated and mailed certified: 02/13/2026**
- Notice of Violation compliance date:02/20/2026**
- Notice of Hearing dated and posted on the property: 02/23/2026**

CE20260093

Affidavit of Posting



102 Lido Dr.

CE20260093

Outdoor Storage



102 Lido Dr.

CE20260093

Outdoor Storage



102 Lido Dr.

CE20260093 Outdoor Storage



102 Lido Dr.

CE20260093

Car Machinery



Feb 12, 2026 at 7:37:56 AM
St. Pete Beach, FL

102 Lido Dr.

CE20260093

Corrective Action

Property needs to remove machinery, outdoor storage, and metal in yard.

Property is not in compliant

Recommended fine is \$250.00 per day from the date of your order plus \$330.00 administrative cost and any recording fees that may be associated with this

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

USPS CERTIFIED MAIL



9214 8901 9403 8358 0849 83

LEVECKIS RENALD
SHROBA SUZANNE
47 WAGON RD
WALPOLE MA 02081-2261

NOH 20260093 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8356 8170 26

LEVECKIS RENALD
SHROBA SUZANNE
47 WAGON RD
WALPOLE MA 02081-2261

NOV 20260093 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20250591
City of St. Pete Beach v. Beach House 78th LLC
Address: 310 78th Ave St. Pete Beach FL 33707

Action Request: N/A

Strategic Objective:

Date: March 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:
(1) Vegetation as follows:
a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.
b. Dead branches or fronds on trees or shrubs.
c. Trees and shrubs planted in such a manner as to obstruct vehicular and pedestrian traffic along roadways, sidewalks and public rights-of-way.
(3) Any condition which provides harborage for rats, mice, snakes and other vermin.
Sec. 98-66. - Residential and commercial property maintenance.
(a) All premises shall be maintained in compliance with the standards in this section.
(b) Standards for improved property.
(20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in

the street and the lot line.

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

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

b. Prohibited conditions. The following conditions are prohibited:

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

Funding:

N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250591

vs.
BEACH HOUSE 78TH 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 **03/09/2026** 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 **310 78TH AVE - BLDG 3-east #6** 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 02/02/2026

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: 310 78TH AVE - BLDG 3-east #6

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

Name of Property Owner(s): BEACH HOUSE 78TH LLC

Case No.: 20250591 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 03/09/2026 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 02/02/2026

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

NOTICE OF VIOLATION

9/2/2025

BEACH HOUSE 78TH LLC
7004 S SHORE DR
SOUTH PASADENA, FL 33707-4605

RE: Case Number 20250591
Violation Address: 310 78TH AVE - BLDG 3-east #6
Parcel ID#: 36311577915000001

Dear Property Owner:

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

Sec. 46-33. - Enumeration.

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

(1) Vegetation as follows:

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

b. Dead branches or fronds on trees or shrubs.

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

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

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

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

(b) Standards for improved property.

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

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

- a. Hazardous trees. Dead, dying, damaged or diseased trees are prohibited. A finding by a registered forester or certified arborist employed by the city that a tree is in danger of falling upon an adjacent lot or street due to death, disease or damage, including damage caused by weather conditions, is prima facie evidence of a violation of this section.
- b. Prohibited conditions. The following conditions are prohibited:
 - 2. Grass, weeds, shrubs, bushes, trees or vegetation which constitute a fire hazard or a menace to public health, safety or welfare.

These violation(s) must be corrected **no later than 9/14/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

Ayako Ruckdeschel
Ayako Ruckdeschel
Code Enforcement Officer

727-363-9216

CE20250591

- **Respondent(s): Beach House 78th LLC**
- **Violation address: 310 78th Ave**
- **Violation(s) description: The property is in violation of section 46-33 (1) a, b, c & (3) Enumeration and 98-66 (a & b), (20) & (22) a, b2 Residential and Commercial Property Maintenance of the Code of Ordinances of the City of St. Pete Beach**

CE20250591

Case Summary

- Initial inspection: 8/25/2025**
- Notice of Violation dated and mailed certified: 9/2/2025**
- Notice of Violation returned: 9/26/2025**
- Notice of Hearing dated and posted on the property: 2/2/2026**

CE20250591

Affidavit of Posting

Feb 2, 2026 at 10:54:04 AM

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NOTICE

The Notices of Hearing and of Violation contained herein are being posted pursuant to chapter 105, 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 or, alternatively, you may want to call the City of St. Pete Beach at this address: 310 78TH AVE - BLDG 3000 #6

POST AT: City Hall 155 Corey Ave St. Pete Beach, FL 33706
Name of Property Owner(s): BEACH HOUSE 78TH LLC
Case No.: 20250591 Code Enforcement Officer: Ayako Ruckdeschel
Hearing Date: 03/09/2026 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 105, Florida Statutes.

DATE OF POSTING: 02/02/2026
ADDRESS AT WHICH POSTED: 155 Corey Ave St. Pete Beach, FL 33706

X _____ Ayako Ruckdeschel
Signature of Officer posting Print Name

310 78th Ave

CE20250591

Overgrown vegetation

Aug 25, 2025 at 11:28:05 AM



310 78th Ave

CE20250591

Overgrown vegetation

Aug 25, 2025 at 11:27:18 AM



310 78th Ave

CE20250591

Overgrown vegetation

Aug 25, 2025 at 11:27:34 AM



310 78th Ave

CE20250591

Attempt at cleanup

Dec 17, 2025 at 1:18:27 PM



310 78th Ave

CE20250591

Cleanup debris remains

Dec 17, 2025 at 1:18:42 PM



310 78th Ave

CE20250591

Overgrowth around trees



310 78th Ave

CE20250591

Overgrowth continues

Jan 28, 2026 at 10:54:52 AM



310 78th Ave

CE20250591

Overgrown vegetation

Jan 28, 2026 at 10:55:14 AM



310 78th Ave

CE20250591

Overgrowth amongst trees



310 78th Ave

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

USPS CERTIFIED MAIL



9214 8901 9403 8354 7360 39

BEACH HOUSE 78TH LLC
7004 S SHORE DR S
SOUTH PASADENA FL 33707-4605

NOH 20250591 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8330 4292 21

BEACH HOUSE 78TH LLC
7004 S SHORE DR S
SOUTH PASADENA FL 33707-4605

NOV 20250591 AR
Jennifer Daunch

\$8.8600

**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: March 9, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Lien reduction application

Funding: N/A

Attachments:

1. lien reduction application
2. TAXES PAID IN FULL
3. 6. Final Admin Order and Order Imposing Fines and Costs (CE20250711 - Doyle)
4. 10. Order to Continue (CE20250711 - Doyle)
5. Notice of Hearing
6. Affidavit of Posting
7. Notice of Violation
8. Evidence 20250711
9. Notice of Hearing Banner



Lien Reduction Request Application

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

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

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

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

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

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

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

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

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

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



Lien Reduction Request Application

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

1. Code Enforcement Case Number: CE20250711

2. Date: 01/22/2026

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

Company (if applicable): _____

Name: Kourtney Doyle

Mailing Address: 44 Columbia Dr

City: Tampa State: FL Zip Code: 33606

Phone #: 562-212-4519 Fax #: _____

Mobile #: _____ E-mail: Kourtneyadoyle@gmail.com

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

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

Company (if applicable): _____

Name: Kourtney Doyle

Mailing Address: 44 Columbia Dr

City: Tampa State: FL Zip Code: 33606

Phone #: 562-212-4519 Fax #: _____

Mobile #: _____ E-mail: Kourtneyadoyle@gmail.com

5. Information for property on which lien occurs:

Street Address: 107 4th Ave. St Pete Beach Florida 33706

Parcel ID: 193216589320080180

Tax Account Number: Real Estate Account #R214521

Existing Use(s) on Property: Rentals longer than 30 days

Date Fine or Lien Imposed: 1/14/2026

Amount of Fine: \$4,330 total per day

Amount you are requesting that the lien be reduced to: \$0

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

Date upon which the subject property was brought into compliance: 11/4/2025

The factual basis upon which the application for reduction of the lien should be granted:
No short term rentals less than 30 days occurred during this period.

The property was still being rebuilt following the hurricane during this period
Reviews on AirBnB were "fake" , but needed since the property was vacant for so long

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

We missed the meeting because we were not informed of when it would occur
This was the January meeting that we were not informed about

Provide proof that the taxes are paid in full:

Receipt #0-25-110004

6. Signatures and Notarization.

STATE OF FLORIDA COUNTY OF HILLSBOROUGH. 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.

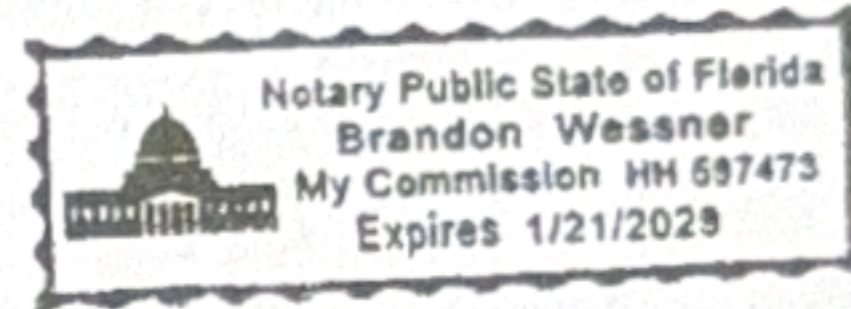
I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

[Signature] Kardney Doyle

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

Personally Known OR Produced Identification

Type of I.D. Produced DL



(NOTARY PUBLIC SIGNATURE) [Signature]

STATE OF FLORIDA, COUNTY OF PINELLAS

Sworn and subscribed to before me this 28 day JANUARY of, 20 26

CITY MANAGER APPROVAL REQUIRED

All Code Enforcement lien reductions and bad debts will require City Manager approval.

Print Name

Signature

Date



[Search](#) > Account Summary

Real Estate Account #R214521

Owner:

DOYLE, BRENDAN D
DOYLE, KOURTNEY

Situs:

107 4TH AVE
ST PETE BEACH

[Parcel details](#)

[Property Appraiser](#)



[Get bills by email](#)

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/26/2025** for **\$11,029.63**.

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

Account History

BILL	AMOUNT DUE		STATUS		ACTION
2025 Annual Bill 	\$0.00	Paid \$11,029.63	11/26/2025	Receipt #0-25-110004	Print (PDF)
2024					
2024 Annual Bill	\$0.00	Paid \$19,779.44	11/27/2024	Receipt #0-24-137611	Print (PDF)
Refund		\$753.22	02/19/2025		
		Paid \$19,779.44			
2023 Annual Bill 	\$0.00	Paid \$18,590.86	11/29/2023	Receipt #0-23-152998	Print (PDF)
2022 Annual Bill 	\$0.00	Paid \$13,214.48	11/29/2022	Receipt #0-22-149579	Print (PDF)
2021 Annual Bill 	\$0.00	Paid \$10,972.31	11/30/2021	Receipt #1655-21-092113	Print (PDF)
2020 Annual Bill 	\$0.00	Paid \$9,711.01	12/31/2020	Receipt #1655-20-106659	Print (PDF)
2019 Annual Bill 	\$0.00	Paid \$9,372.85	04/27/2020	Receipt #755-19-139992	Print (PDF)
2018 Annual Bill 	\$0.00	Paid \$8,900.07	11/30/2018	Receipt #755-18-	Print

2017 Annual Bill 	\$0.00	Paid \$8,377.69	11/30/2017	Receipt #755-17-100579		Print (PDF)
2016 Annual Bill 	\$0.00	Paid \$8,653.62	11/30/2016	Receipt #755-16-103715		Print (PDF)
2015 Annual Bill 	\$0.00	Paid \$8,450.57	11/23/2015	Receipt #755-15-064995		Print (PDF)
2014 Annual Bill 	\$0.00	Paid \$8,042.35	11/26/2014	Receipt #755-14-092246		Print (PDF)
2013 Annual Bill 	\$0.00	Paid \$7,240.53	11/22/2013	Receipt #755-13-074483		Print (PDF)
2012 Annual Bill 	\$0.00	Paid \$7,708.77	11/30/2012	Receipt #756-12-060941		Print (PDF)
2011 Annual Bill 	\$0.00	Paid \$8,395.34	11/30/2011	Receipt #755-11-086023		Print (PDF)
2010 Annual Bill 	\$0.00	Paid \$9,535.58	11/30/2010	Receipt #755-10-102143		Print (PDF)
2009 Annual Bill 	\$0.00	Paid \$9,479.61	11/11/2009	Receipt #755-09-027640		Print (PDF)
2008 Annual Bill 	\$0.00	Paid \$10,581.20	11/26/2008	Receipt #755-08-103544		Print (PDF)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250711

ADDRESS: 107 4th Ave.

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

Respondents.

_____ /

**FINAL ADMINISTRATIVE ORDER
AND ORDER IMPOSING FINE AND COSTS**

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. Respondents failed to appear.
3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondents in accordance with applicable law.
4. Respondents were notified of the following violation of the City's Land Development Code.

Section 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.

5. The City presented evidence of four (4) reviews from the AirBnB website specifically indicating short term stays. Code Enforcement Officer Rivera also submitted the AirBnB review policy.
6. Code Enforcement Officer Rivera said he did speak with the property owners regarding the case and that is why it was continued last month, but has heard nothing further from them.

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

7. The Special Magistrate finds the Respondents and the subject property were in violation of Section 20.03 of the City's Code of Ordinances. The rentals in violation of the Code are determined to be irreparable or irreversible in nature, and Respondent is assessed **\$1,000 for each of the 4 stays, totaling \$4,000** plus the reasonable administrative costs of the City in the amount of **\$330**, plus any applicable recording costs to affect a lien.
8. Respondent is ordered to immediately cease renting the property for a term less than thirty (30) days until June 2026.
9. With ten (10) days of the date of this Order, Respondent shall provide the City with proof that there are no future bookings of less than thirty (30) days until June 2026.
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 the original order.
11. It is Respondents' responsibility to notify the City's Code Enforcement Department once the property is in compliance, if applicable.
12. Should Respondents be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondents may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on January 13, 2026.



Erica F. Augello, BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondents at 107 4th Ave., St. Pete Beach. FL 33706-4361 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 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.: CE20250711

ADDRESS: 107 4th 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 4th Ave., St. Pete Beach. FL 33706-4361 on December 8, 2025.

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250711

vs.

DOYLE, BRENDAN D DOYLE, KOURTNEY
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **12/08/2025** at 10 a.m., there will be a Special Magistrate Hearing held at:

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

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

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

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **107 4TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 11/13/2025

Steven Rivera

Steven Rivera
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 107 4TH AVE

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

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

Case No.: 20250711 Code Enforcement Officer: Steven Rivera

Hearing Date: 12/08/2025 at 10 a.m.

AFFIDAVIT OF POSTING

I HEREBY CERTIFY that copies of the attached Notices of Hearing and Violation were posted on the date and at the address noted below by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162. 12, Florida Statutes.

DATE OF POSTING 11/13/2025

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

X *Steven Rivera*
Signature of Officer posting

Steven Rivera
Print Name



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

Irreparable or Irreversible Notice of Violation

11/13/2025

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

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

Dear Property Owner:

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

Sec. 20.03 Permitted principal uses and structures

Sec. 20.03. - Permitted principal uses and structures.

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

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

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

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

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

Sincerely,

Steven Rivera
Code Enforcement Officer

CE20250711

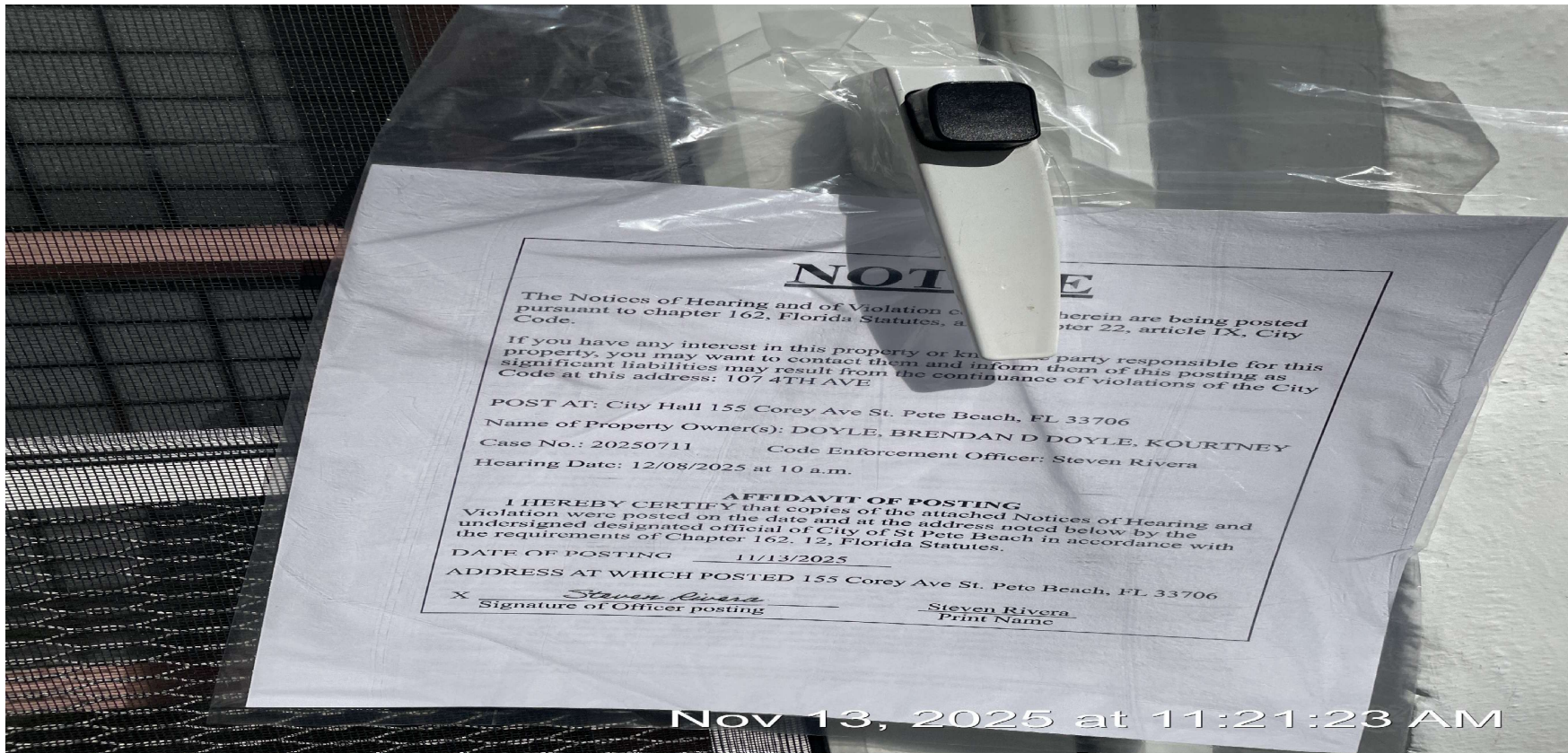
- **Respondent(s): Brandon & Kourtney Doyle**
- **Violation address: 107 4th Ave**
- **Violation(s) description: The property is in violation of section 20.03 Permitted uses and structures of the Land Development Code of the City of St. Pete Beach**

CE20250711

Case Summary

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

CE20250711 Affidavit of Posting



107 4th Ave.

CE20250711 Advertisement on Airbnb

airbnb

Anywhere Any week Add guests

Become a host

Wanderlust Bungalow (A)

Share Save

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

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

5.0 ★★★★★ 7 Reviews

\$2,178 for 7 nights

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

70°F Sunny 10:48 AM 11/4/2025

107 4th Ave.

CE20250711

Host information

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

SPB Bookmarks | SeeClickFix | Adobe Acrobat

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

Photos Amenities Reviews Location

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

Hosted by Jenn
Superhost · 3 years hosting

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

Self check-in
Check yourself in with the keypad.

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

\$2,178 for 7 nights

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

[Reserve](#)

You won't be charged yet

[Report this listing](#)

Welcome to Wanderlust Bungalow!

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

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

[Show more](#)

What this place offers

70°F Sunny

10:49 AM 11/4/2025

107 4th Ave.

CE20250711 Reviews

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

- Rating:** 5.0 (Guest favorite)
- Overall rating:** A bar chart showing a 5.0 rating across all categories.
- Reviews:** Three reviews are listed, each circled in green:
 - Chris** (Powder Springs, Georgia): 5 stars, June 2025 - Group trip. Review: "Great location in one of the best beaches! Jenn was awesome!"
 - Dali** (Tampa, Florida): 5 stars, May 2025 - Stayed a few nights. Review: "Jenn's place is gorgeous and perfectly located! The beach is a few steps away on a quiet street. Nightlife and restaurants are only 4 blocks away."
 - Bridget** (5 years on Airbnb): 5 stars, April 2025 - Stayed a few nights. Review: "We had a wonderful stay and only have positive things to say. The location was perfect, and the space was beautiful and clean."

The background of the screenshot shows the listing price at \$2,178 for 7 nights and a weather forecast of 70°F Sunny on 11/4/2025.

107 4th Ave.

CE20250711 Reviews

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

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

The background shows the listing page with a 5.0 rating and 7 reviews. The overall rating is 5.0, and the listing is a 'Guest favorite'. The reviews are as follows:

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

107 4th Ave.

CE20250711

Review summery



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

USPS CERTIFIED MAIL



9214 8901 9403 8342 8302 13

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

II NOH 20250711 SR
Jennifer Daunch

\$8.8600