



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, April 13, 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 # 20250100**
City of St. Pete Beach v. Quintero, Armando Placido Jr Rimar-Quintero, Tiffany J
Address: 3771 Belle Vista Dr E St. Pete Beach, FL 33706-2626
Sec. 98-123.1. - Permits required.
 - B. Case # 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.
 - 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 # 20250220**
City of St. Pete Beach v. Starkus, Svajunas
Address: 1104 Pass A Grille Way St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.
 - E. Case# 20250705**
City of St. Pete Beach v. Lawya, Marc
Address: 2782 W Vina Del Mar Blvd St Pete Beach FL, 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

F. 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.

G. Case# 20250218
City of St. Pete Beach v. Putnam, Robert N II
Address: 1401 Pass A Grille Way St. Pete Beach FL, 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

H. Case # 20230682
City of St. Pete Beach v. Czyszczon Ventures LLC
Address: 4105 Gulf Blvd St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

I. 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.

J. Case # 20250591
City of St. Pete Beach v. Beach House 78th LLC
Address: 310 78th Ave St. Pete Beach FL 33707
A hearing to determine compliance and to assess any authorized fines and costs.

4. New Cases

A. Case # 20260150
City of St. Pete Beach v. JSC Group LLC
Address: 510 79th ave St. Pete Beach, FL 33706
Sec. 98-123.1. - Permits required.

B. Case # 20260058
City of St Pete Beach v. Rimvydas & Ruta Balkus
Address: 8380 Gulf Blvd St. Pete Beach, FL 33706
Sec. 22.12. - Tree removal permit required.
Sec. 46-33. - Enumeration.
Sec. 98-66. - Residential and commercial property maintenance.

C. Case # 20260112
City of St. Pete Beach v. Lemke Ranch LLC
Address: 8840 Gulf Blvd St. Pete Beach, FL 33706
Sec. 46-33. - Enumeration.
Sec. 6.12. - Commercial accessory and temporary equipment, structures, portable buildings and trailers, dumpsters and commercial tents.
Sec. 6.13. - Residential accessory structures.
Sec. 98-65. - Unsightly conditions.

D. Case # 20260170
City of St. Pete Beach v. Moraski, Kharisma K
Address: 425 78th Ave St. Pete Beach FL, 33706
Sec. 32.5. - Prohibited uses and structures.

E. Case # 20260171
City of St. Pete Beach v. JDH Florida Holdings LLC
Address: 9111 Gulf Blvd St Pete Beach FL 33706
Sec. 8.2. - Permitted principal uses and structures.

F. Case # 20260133
City of St. Pete Beach v. Griffey, Marc & Shannon Revocable Trust Griffey Marc S Tre
Address: 2101 E Vina Del Mar Blvd, St Pete Beach Fl 33706
Sec. 8.2. - Permitted principal uses and structures.

G. Case # 20260125
City of St. Pete Beach v. LVD Homes LLC
Address: 2962 E Vina Del Mar Blvd St Pete Beach, FL 33706

Sec. 8.2. - Permitted principal uses and structures.

H. Case # 20260096

City of St Pete Beach v. Crook, Michelle Crook, Jaymie

Address: 4381 Poinsettia Dr St. Pete Beach, FL 33706

Sec. 6.15 - Fences and Walls

Sec. 98-123.1. - Permits required.

I. Case # 20260046

City of St. Pete Beach v. Pardo, Robert E

Address: 3593 Belle Vista Dr E St. Pete Beach, FL 33706

Sec. 46-33 - Enumeration.

Sec. 98-65 - Unsightly Conditions.

Sec. 98-66 - Residential and Commercial Property Maintenance

J. Case # 20260119

City of St. Pete Beach v. Leaf, Ty Jacob

Address: 4111 Miller Dr St. Pete Beach, Fl 33706

Sec. 46-33 - Enumeration.

Sec. 46-33 - Enumeration.

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

Sec. 98-67 - Junk vehicle, Junk vessels, and abandoned property

Sec. 99-6. - Maintenance requirements.

5. Repeat Violations -

A. Case # 20260047

City of St Pete Beach v. Curtis, Genevieve W

Address: 3307 E De Bazan Ave St Pete Beach, FL 33706-4058

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

B. Case # 20260166

City of St Pete Beach v. Jeffrey Myers

Address: 191 73rd Ave St Pete Beach FL 33706

Nuisance – City to abate

6. Cases Complied -

7. Nuisance Abatement Cases

A. Case # 20260080

City of St. Pete Beach v. 5411 Pali Way Land Trust and its trustee Christopher Macmillan TRE

Address: 5411 Pali Way St. Pete Beach, FL 33706

Nuisance – City to abate

B. Case # 20250069

City of St. Pete Beach v. Nguyen Annie, Truong Jimmy

Address: 205 55th Ave St Pete Beach FL 33706

Nuisance – City to abate (DEMO).

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.

B. Case # 20250712

City of St. Pete Beach v. Team B Equities

Address: 463 85th 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 # 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: April 13, 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)
11. 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.

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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**

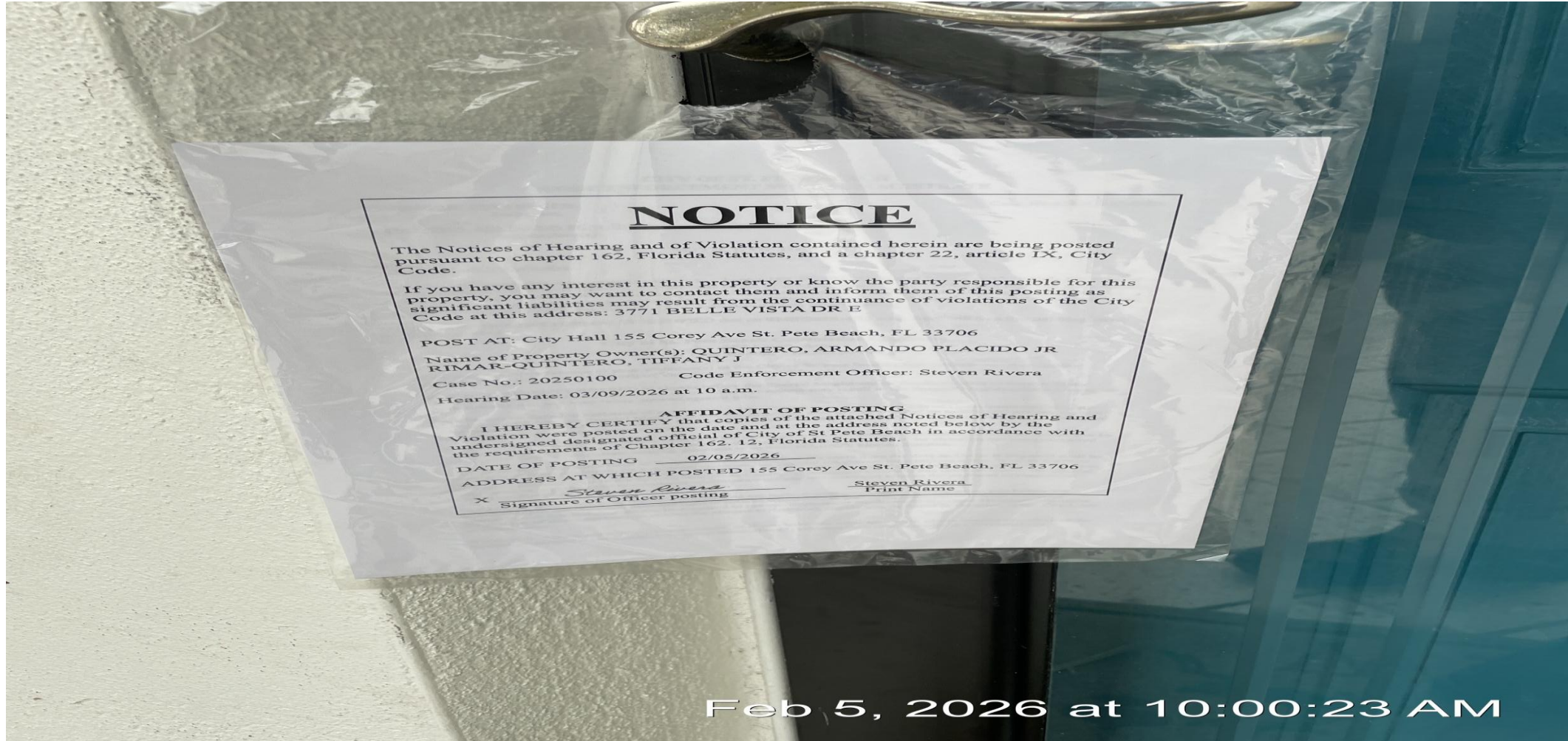
CE20250100

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.

**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 # 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: April 13, 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)
8. 6. 2d 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**

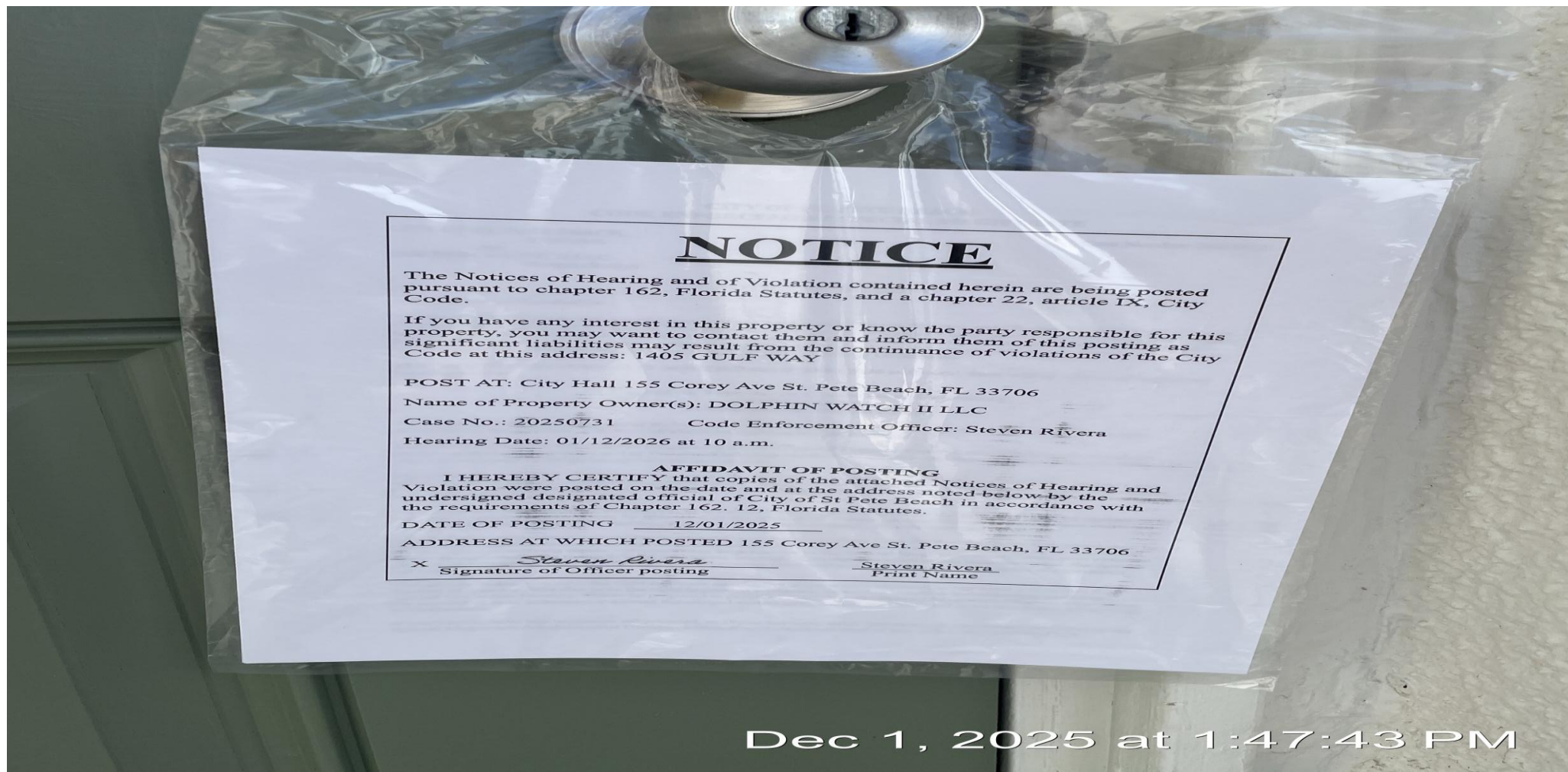
CE202500731

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



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-W2nq9WFfsK&...

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.

**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.

_____ /

SECOND ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on March 9, 2026, and having heard argument by Respondent on its Motion to Dismiss, the Special Magistrate issues the following order:

IT IS ADJUDGED as follows:

1. Respondent shall have ten (10) days from the date of this Order, or by **Thursday, March 19, 2026**, to submit to the Special Magistrate and City Attorney legal briefing on the Magistrate's jurisdiction to hear as-applied challenges and the admissibility of hearsay evidence in an administrative quasi-judicial code enforcement proceeding;
2. The City shall have fifteen (15) days from that date, or by **Monday, April 6, 2026**, to submit its response to Respondent's jurisdictional briefing, evidentiary briefing, and Motion to Dismiss;
3. No ruling as to the merits of the violation have been determined at this time; and
4. The hearing on this matter is continued to **April 13, 2026, at 10:00 a.m.** wherein the Special Magistrate will rule on the legal issues and hear evidence in the case.

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



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 March 9, 2026.

**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: April 13, 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)
8. 4. 2d 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

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/Code Enforcement 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.

**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.

_____ /

SEONCD ORDER CONTINUING HEARING TO DATE CERTAIN

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

IT IS ADJUDGED that this matter is continued until **April 13, 2026, at 10:00 a.m.**

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

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

Agenda Report

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

Action Request: N/A

Strategic Objective:

Date: April 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Funding: N/A

Attachments:

1. 2. Third Final Administrative Order (CE20250220 - Starkus)
2. 26. Second Final Administrative Order (CE20250220 - Starkus)
3. 25. Final Administrative Order (CE20250220 - Starkus)
4. 1. Order to Continue Jan (CE20250220 - Starkus)
5. 1. Order to Continue (CE20250220 - Starkus)
6. Order to Continue (CE20250220 - Starkus)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

THIRD FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on February 9, 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 Nancy Stuparich and Code Enforcement Officer Steven Rivera.
2. Svajunas Starkus was present and represented himself.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that he was in violation of Sections 98-65 & 98-66 of the City's Code of Ordinances for failing to maintain the property by having outdoor storage, overgrown vegetation, large sections of missing siding, and garage doors in disrepair.
5. In a Final Administrative Order dated July 16, 2025, Respondent was allotted sixty (60) days to come into compliance with the stated code sections.
6. In a Final Administrative Order dated October 10, 2025, Respondent was given additional time to bring the property into compliance due to discussions with his insurance company and potentially demolishing the structure on the property.
7. Due to ongoing efforts from Respondent, the case was continued until the hearing on February 9, 2026.
8. Respondent testified that he is under contract to sell the property, and while he has applied for a demolition permit, he has requested the City put that application on hold until the

property is sold. Respondent testified that the property should close at the end of March, and the permit should be transferred to the new owner.

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

9. Based on the credible testimony of Respondent, he continues to make a good faith effort to bring the property into compliance.
10. A hearing is set for **April 12, 2026, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs. In the meantime, Respondent shall email the City's Code Enforcement department with any updates on the closing date or the status of the property.
11. 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.
12. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance.
13. 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 February 9, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at starkusdevelopment@gmail.com on February 9, 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.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

SECOND FINAL ADMINISTRATIVE ORDER

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

1. The City was represented by Assistant City Attorney Chloe Berryman and Code Enforcement Officer Stephen Rivera.
2. Svajunas Starkus was present and represented himself.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that he was in violation of Sections 98-65 & 98-66 of the City's Code of Ordinances for failing to maintain the property by having outdoor storage, overgrown vegetation, large sections of missing siding, and garage doors in disrepair.
5. In a Final Administrative Order dated July 16, 2025, Respondent was allotted sixty (60) days to come into compliance with the stated code sections.
6. Respondent testified that there was more damage to the property than anticipated and he is still waiting on insurance to make a determination as to the property. He testified when he spoke to them last they were sending out a new adjuster in 60 days. He is now considering demolishing the entire property but is unsure of his next steps.

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

7. Based on the credible testimony of Respondent, it is clear he is attempting to make a good faith effort to bring the property into compliance. Respondent is given an extension of time until the next Special Magistrate hearing to work towards a plan to bring the property into compliance.
8. A hearing is set for **November 10, 2025, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs.
9. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
10. It is Respondent's responsibility to notify the City once the property is in compliance.
11. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on October 10, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at starkusdevelopment@gmail.com on October 10, 2025.

APPEALS

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

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

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Steven Rivera.
2. Svajunas Starkus was present and represented himself.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that he was in violation of Sections 98-65 & 98-66 of the City's Code of Ordinances for failing to maintain the property by having outdoor storage, overgrown vegetation, large sections of missing siding, and garage doors in disrepair.
5. Code Enforcement Officer Rivera presented photographic evidence demonstrating the missing siding on all sides of the structure, the broken garage doors, missing or broken railings on balcony, a broken fence, overgrown vegetation, and outdoor storage of construction materials.
6. Mr. Starkus testified that about ¼ of the siding on the structure is gone due to storm damage, but it wasn't just the siding. There was water intrusion through the roof and the walls and the interior of the structure suffered water damage throughout. He testified that he would need to pull permits to address all the concerns, not just the siding and garage issues, as the damages is far more extensive. He is dealing with insurance right now, but it is taking time. He has cut back all the vegetation and the rest of the property, but cannot address the siding and garage doors at this time.

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

7. Respondent is found to be in violation of Sections 98-65 and 98-66 of the City's Code of Ordinances. Respondent shall have **sixty (60) days** from the date of this Order, or by **Monday, September 15, 2025**, to work towards compliance, which may include application of a building permit.
8. A hearing is set for **October 13, 2025, at 10:00 a.m., or as otherwise amended by notice** to determine compliance and to assess any authorized fines and costs.
9. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
10. It is Respondent's responsibility to notify the City once the property is in compliance.
11. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at starkusdevelopment@gmail.com on July 16, 2025.

APPEALS

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on January 12, 2026, and by agreement of the parties, the Special Magistrate issues the following order:

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

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

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at starkusdevelopment@gmail.com on January 13, 2026.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

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

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

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

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at starkusdevelopment@gmail.com on November 12, 2025.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate issued a Final Administrative Order. The Order set a date for a status hearing to determine compliance for October 13, 2025, at 10:00 a.m., or as otherwise amended by notice. Due to the unavailability of the magistrate, the October hearing needs to be continued to another date.

IT IS ADJUDGED that this matter is continued until **October 6, 2025, at 10:00 a.m.**

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

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at starkusdevelopment@gmail.com on July 28, 2025.

**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: April 13, 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. 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
9. 7. Final Administrative Order (CE2025705 - Lawya)

**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:

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

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

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

(b) Standards for improved property.

(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**

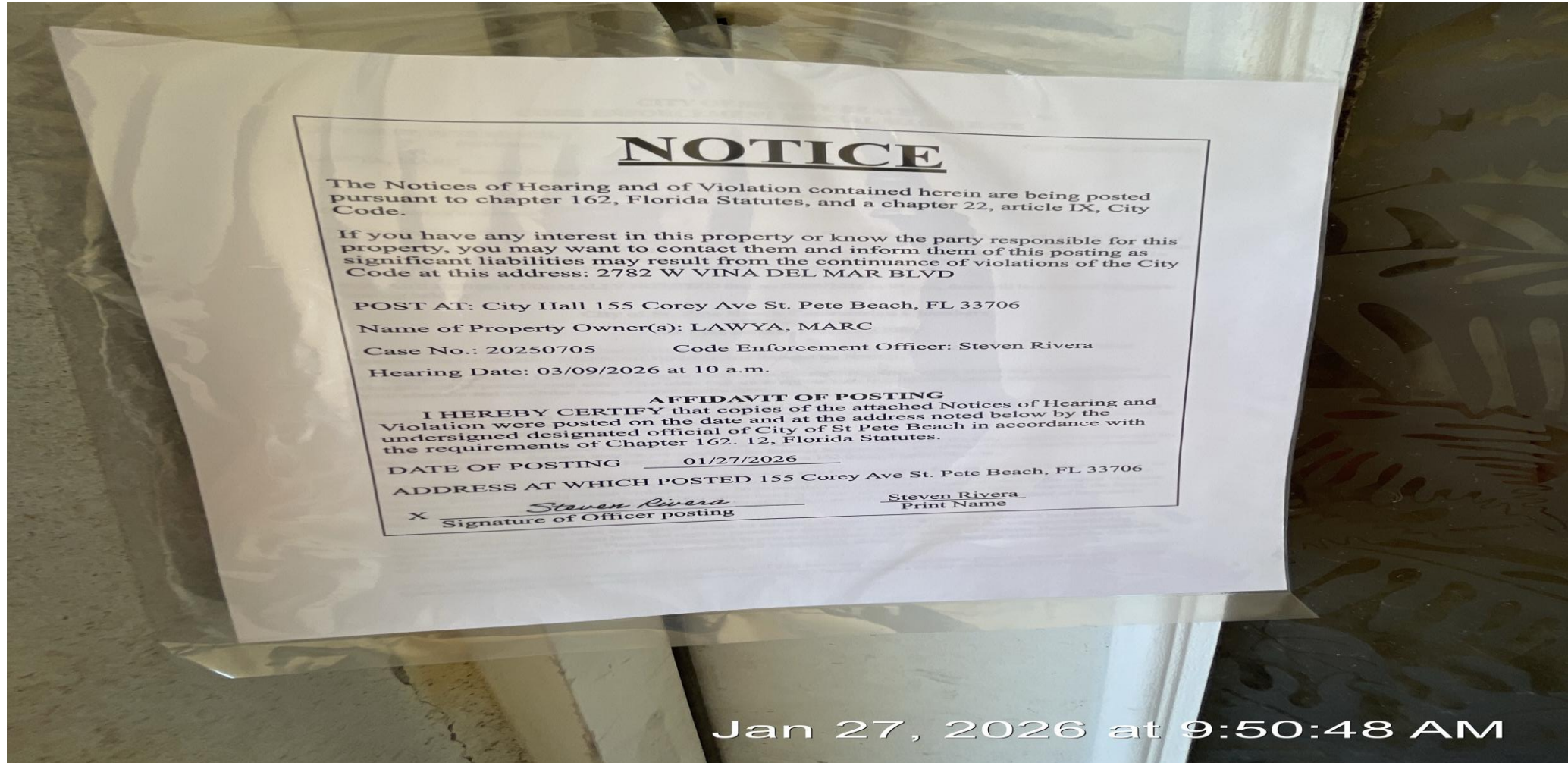
CE20250705

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



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.

Sec. 98-65 - Unsightly Conditions.

Sec. 98-65. - Unsightly conditions.

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

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

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

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

(b) Standards for improved property.

(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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250705

ADDRESS: 2782 W Vina Del Mar Blvd.

MARC LAWYA,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on March 9, 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 failed to appear.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that he was in violation of Sections 46-33, 98-65, & 98-66 of the City's Code of Ordinances for failure to maintain the property.
5. Code Enforcement Officer Rivera presented photographic evidence demonstrating dead palm fronds and other branches on the property, overgrown vegetation, and an unregistered pickup truck and boat trailer.

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

6. Respondent is found to be in violation of Sections 46-33, 98-65, & 98-66 of the City's Code of Ordinances. Respondent shall have **fourteen (14) days** from the date of this Order, or by **Monday, March 23, 2026**, to bring the property into compliance by cleaning up the dead vegetation, clearing all weeds, and either removing or registering the truck and boat trailer.

7. A hearing is set for **April 13, 2026, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
8. No decision on fines and costs is being made as 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.
9. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance, if applicable.
10. 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 March 9, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent to Respondent via US Mail to 2782 W Vina Del Mar Blvd., St. Pete Beach, FL 33706 on March 9, 2026.

APPEALS

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

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

Agenda Report

Agenda Title Name: Case# 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: April 13, 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)
2. 2. 2d Final Administrative Order (CE20250079 - Bosela)
3. 9. Final Administrative Order (CE20250079 - 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.

**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.

_____ /

SECOND FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on March 9, 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 Paulette Bosela appeared and represented herself.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that she was in violation of Section 98-123.1 of the City's Code of Ordinances for failure to obtain a permit prior to installing HVAC units.
5. Code Enforcement Officer Rivera testified that Respondent has submitted permits but they have not yet been issued, and requested a continuance to allow for compliance until the next magistrate hearing.
6. Respondent did not object to the continuance.

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

7. Upon agreement of the parties, this matter is continued to a hearing set for **April 13, 2026, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.

8. 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.
9. It is the Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance, if applicable.
10. 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 March 9, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at saintpaulette@msn.com on March 9, 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.: CE20250079

ADDRESS: 1706 Pass A Grille Way

PAULETTE BOSELA,

Respondent.

_____ /

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 Paulette Bosela appeared and represented herself.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that she was in violation of Section 98-123.1 of the City's Code of Ordinances for failure to obtain a permit prior to installing HVAC units.
5. Code Enforcement Officer Rivera testified and submitted photographic evidence demonstrating several HVAC units that had been installed without a permit on file with the City.
6. Respondent testified that she had trouble with contractors and misrepresentations, but that she now has a licensed HVAC contractor who is working to pull after-the-fact permits for the HVAC units.

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 section and shall have **thirty (30) days** from the date of the is order, or by **Thursday, February 12, 2026**, to secure the after-the-fact permit(s) for the installation of the HVAC units.
8. A hearing is set for **March 9, 2026, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
9. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
10. It is the Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance, 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 Respondent at saintpaulette@msn.com on January 13, 2026.

APPEALS

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

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

Agenda Report

Agenda Title Name: Case# 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: April 13, 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. 9. Final Administrative Order (CE20250218 - Putnam)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250218

ADDRESS: 1401 Pass A Grille Way

ROBERT N. PUTNAM, II,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on March 9, 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 Nancy Stuparich and Code Enforcement Officer Steven Rivera.
2. Melinda Pletcher appeared on behalf of Respondent. Ms. Pletcher possessed the requisite authority to represent Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that he was in violation of Sections 46-33, 98-64, 98-65 & 98-66 of the City's Code of Ordinances for failing to maintain the property.
5. Code Enforcement Officer Rivera submitted photographic evidence demonstrating a large porch structure that had been damaged during Hurricanes Helene and Milton. The structure appears to have once been a deck with ingress/egress to the second story of the house, but the structure is no longer connected to the point of ingress/egress and has separated in some parts from the main structure and has collapsed.
6. Officer Rivera also submitted evidence demonstrating a substantial damage determination had been made on the property; however, the home is considered historic and may be subject to differing standards regarding redevelopment or renovation.
7. Ms. Pletcher testified that the property is presently listed for sale and there are three potential buyers, one of whom is looking to rehabilitate the property instead of tearing it

down. She requested some time to see if she can get the property under contract with the right buyer and work towards compliance.

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

8. Based on the credible testimony of Respondent and efforts to keep the historic nature of the property, a hearing is set for **April 13, 2026, at 10:00 a.m.** to determine the status of the property.
9. Respondent will make every effort to communicate with the City's Code Enforcement Department of the status of the property and make a good faith effort to move toward compliance, which at this time is the sale of the property.
10. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
11. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance, if applicable.
12. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on March 9, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent's agent, Melinda Pletcher at melindapletcher@gmail.com on March 9, 2026.

APPEALS

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

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

Agenda Report

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

Action Request: N/A

Strategic Objective:

Date: April 13, 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. Notice of Hearing
2. Affidavit of Posting
3. Amended Notice of Violation
4. Evidence
5. Amended Notice of Violation Banner
6. Notice of Violation Banner
7. Notice of Hearing Banner
8. Registered Agent Amended Notice of Violation Banner
9. Registered Agent Notice of Hearing Banner
10. 6. Final Administrative Order (CE20230682 - Czyszczonek Ventures LLC)

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

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

Case Number: 20230682

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **02/09/2026** at 10 a.m., there will be a Special Magistrate Hearing held at:

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

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

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

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **4105 GULF BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 01/21/2026

Steven Rivera

Steven Rivera
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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

NOTICE

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

If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 4105 GULF BLVD

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

Name of Property Owner(s): CZYSZCZON VENTURES LLC

Case No.: 20230682 Code Enforcement Officer: Steven Rivera

Hearing Date: 02/09/2026 at 10 a.m.

AFFIDAVIT OF POSTING

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

DATE OF POSTING 01/21/2026

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

X *Steven Rivera*
Signature of Officer posting

Steven Rivera
Print Name



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

AMENDED NOTICE OF VIOLATION

12/3/2025

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

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

Dear Property Owner:

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

Sec. 46-33 - Enumeration.

Sec. 46-33. - Enumeration.

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

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

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

Sec. 98-123.1. - Permits required.

Sec. 98-123.1. - Permits required.

Any applicant who intends to undertake any development activity within the scope of this section, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator and shall obtain the required permit(s) and approval(s). Permits shall include a condition that all other applicable city, state or federal permits be obtained before commencement of the

permitted development. Issuance of a permit by the city does not in any way create any right on the part of an applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the city for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

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

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

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

Sec. 98-64. - General Maintenance

Sec. 98-64. - General maintenance.

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

Sec. 98-65 - Unsightly Conditions.

Sec. 98-65. - Unsightly conditions.

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

(1) Structures that are:

b. Left in a state of disrepair

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

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

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

(b) Standards for improved property.

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

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

b. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration.

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

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

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

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

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

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

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

Sincerely,

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

Steven Rivera
Code Enforcement Officer

CE20230682

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

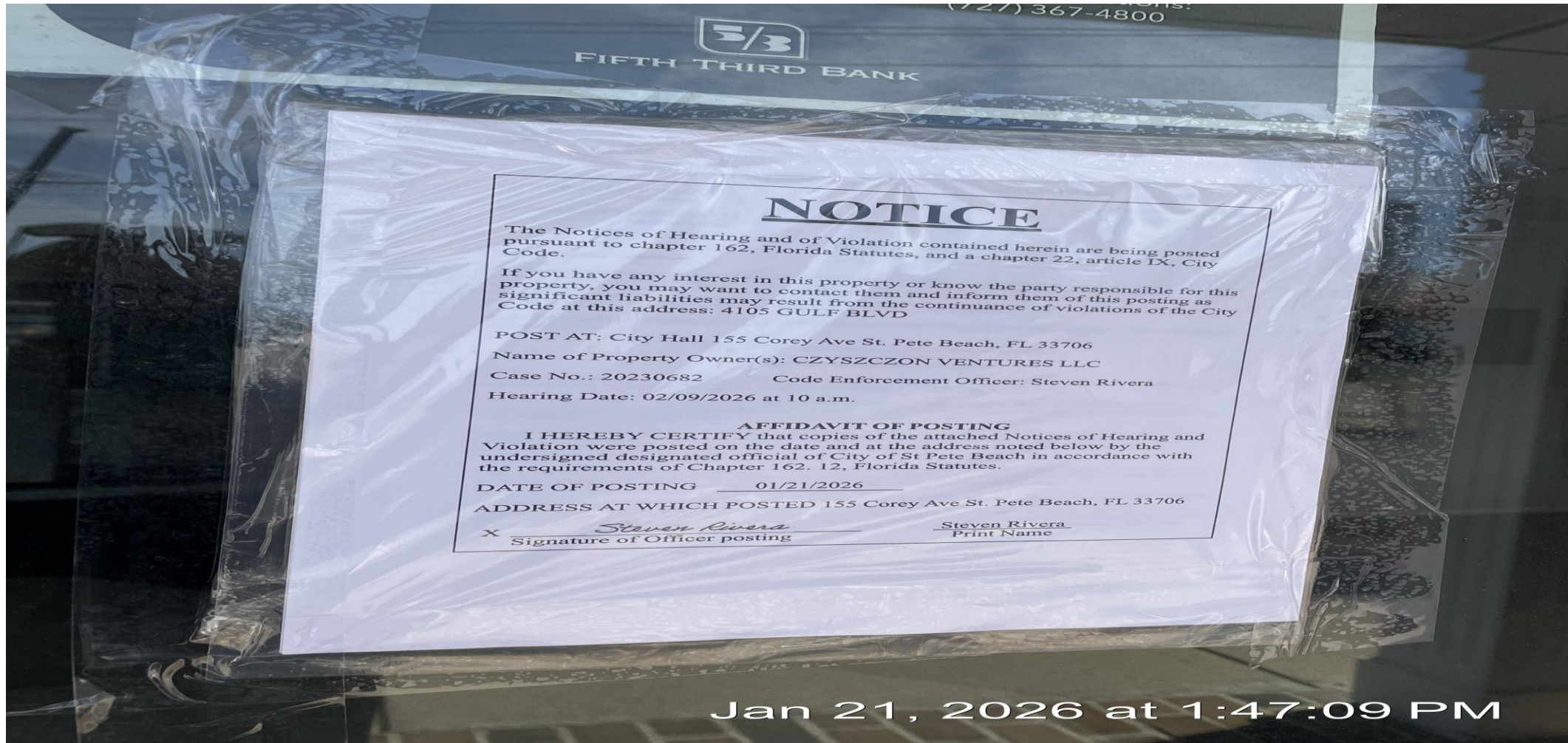
CE20230682

Case Summary

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

CE20230682

Affidavit of Posting



4105 Gulf Blvd.

CE20230682

No address numbers



4105 Gulf Blvd.

CE20230682

Unpermitted sewer line



4105 Gulf Blvd.

CE20230682

Unpermitted sewer line



4105 Gulf Blvd.

CE20230682

Unpermitted sewer line



4105 Gulf Blvd.

CE20230682

Sink hole on SE side of property



4105 Gulf Blvd.

CE20230682

Sink hole on SE side of property



4105 Gulf Blvd.

CE20230682

Sink hole on SE side of property



4105 Gulf Blvd.

CE20230682

Brush pile at rear of building



4105 Gulf Blvd.

CE20230682

Brush pile at rear of building



4105 Gulf Blvd.

CE20230682

Damaged soffit and rain gutter



4105 Gulf Blvd.

CE20230682

Damaged soffit and trim



4105 Gulf Blvd.

CE20230682

Damaged soffit and trim



4105 Gulf Blvd.

CE20230682

Damaged soffit



4105 Gulf Blvd.

CE20230682

Rain gutter on the ground



4105 Gulf Blvd.

CE20230682

Damaged siding



Jan 21, 2026 at 1:42:38 PM

4105 Gulf Blvd.

CE20230682

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

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

Steven,

Thank you for the email.

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

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

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

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

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

CE20230682

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

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

Sincerely,

Robert Czyszczon

CEO/President



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



St. Pete Beach:

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

Our Resorts:

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



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

Mr. Czyszczon,

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

CE20230682





Steven Rivera

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

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



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

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



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

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8345 2351 76

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

ANOV 20230682 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8341 0676 58

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

CE20230682 NOV 12.7.23 SR
Deb Johnson

\$7.1800

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

USPS CERTIFIED MAIL



9214 8901 9403 8352 9713 95

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

NOH 20230682 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8345 2354 59

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

RA ANOV 20230682 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8352 9718 14

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

RA NOH 20230682 SR
Jennifer Daunch

\$8.8600

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20230682
ADDRESS: 4105 Gulf Blvd.**

CZYSZCZON VENTURES, LLC,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on February 9, 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 was represented by counsel, Matthew Baylor, as well as its Manager Robert Czyszczon.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 76-33, 98-123.1, 98-3, 98-64, 98-65, & 98-66 of the City's Code of Ordinances for failing to maintain the property and work without a permit.
5. Code Enforcement Officer Rivera testified and submitted photographic evidence demonstrating that the property had debris piled in the rear of the property, peeling paint and damages facia board, as well as damaged or missing siding, a small "sink" hole that has not been properly repaired, missing gutters or gutters in disrepair, as well as evidence of a sewer line that has been replaced.
6. Mr. Czyszczon testified that he has made efforts to clean up the property, and was unaware of the "sink hole" or the facia board. He is working to get the property cleaned up for a tenant and will address those issues. As for the sewer line, he testified that he did not cause that line to be repaired or replace and nothing came up when he did his due diligence prior to purchasing the property.

7. The City's Building Official, Luke Curtis, testified that an after-the-fact permit for the sewer line could be obtained as an over-the-counter permit without review, but may require an inspection and it shouldn't take very long.

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

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

Order entered on February 9, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to counsel for Respondent, Matthew Baylor, Esq., at mbaylor@elattorneys.com on February 9, 2026.

APPEALS

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

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

Agenda Report

Agenda Title Name: Case# 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: April 13, 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. 2d Order to Continue (CE20230606 - Broderick)
3. 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.

_____ /

SECOND ORDER CONTINUING HEARING TO DATE CERTAIN

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

IT IS ADJUDGED that this matter is continued until **April 13, 2026, at 10:00 a.m.**

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

**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 # 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: April 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Funding: N/A

Attachments: 1. 8. Final Administrative Order (CE20250591 - Beach House 78th LLC)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250591

ADDRESS: 310 78th Ave.

BEACH HOUSE 78TH LLC,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on March 9, 2026, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Ayako Ruckdeschel.
2. No one appeared on behalf of Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 46-33 & 98-66 of the City's Code of Ordinances for failure to maintain the property.
5. Code Enforcement Officer Ruckdeschel presented photographic evidence demonstrating overgrown trees and vegetation, as well we debris on the property. Officer Ruckdeschel testified that at some point the property had been cleaned up but was not brought into compliance as there was still outstanding dead vegetation on the property. The property remains overgrown.

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

6. Respondent is found to be in violation of Sections 46-33 & 98-66 of the City's Code of Ordinances. Respondent shall have **fourteen (14) days** from the date of this Order, or by **Monday, March 23, 2026**, to bring the property into compliance by cleaning up the overgrown vegetation and removing all dead vegetation from the property.

7. A hearing is set for **April 13, 2026, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
8. No decision on fines and costs is being made as 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.
9. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance, if applicable.
10. 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 March 9, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent to Respondent via US Mail to 7004 S Shore Drive S, South Pasadena, FL 33707 on March 9, 2026.

APPEALS

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

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

Agenda Report

Agenda Title Name: Case # 20260150
City of St. Pete Beach v. JSC Group LLC
Address: 510 79th ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: April 13, 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
 4. Evidence
 5. Notice of Hearing Banner
 6. Notice of Violation Banner

7. Registered Agent Notice of Hearing Banner
8. Registered Agent Notice of Violation Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260150

vs.
JSC GROUP LLC
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **04/13/2026** at 10 a.m., there will be a Special Magistrate Hearing held at:

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

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

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

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **510 79TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 03/31/2026

Ayako Ruckdeschel

Ayako Ruckdeschel
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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

NOTICE

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

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

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

Name of Property Owner(s): JSC GROUP LLC

Case No.: 20260150 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 04/13/2026 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 03/31/2026

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

3/17/2026

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

RE: Case Number 20260150
Violation Address: 510 79TH AVE
Parcel ID#: 363115781740820020

Dear Property Owner:

After both hurricanes Helene/Milton in 2024, your property with a SD of 67% has been renovated without the required hurricane repair permits. You are in violation of the following section(s):

Sec. 98-123.1. - Permits required.

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

These violation(s) must be corrected **no later than 3/30/2026**. 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

CE20260150

- Respondent(s): JSC Group LLC**
- Violation address: 510 79th Ave**
- Violation(s) description: The property is in violation of section 98-123.1. Permits required of the Code of Ordinance of the City of St. Pete Beach**

CE20260150

Case Summary

- Initial inspection: 2/24/2026**
- Notice of Violation dated and mailed certified: 3/17/2026**
- Notices of Hearing dated and posted on the property: 3/31/2026**

CE20260150 Affidavit of Posting



510 79th Ave.

CE20260150

Sales history

Sale and tax history for 510 79th Ave

Sale History		Tax History	
Date	Event	Price	
Stellar MLS as Distributed by MLS Grid #TB8478040			
Feb 20, 2026	Listed	\$525,000	\$417/sq ft
Public Records			
Feb 13, 2025	Sold	\$265,000	\$211/sq ft
Public Records			
Jul 19, 2017	Sold	\$312,500	\$248/sq ft
Public Records			
Dec 9, 2011	Sold	\$170,000	\$135/sq ft
Stellar MLS as Distributed by MLS Grid #U7517326			
Jun 21, 2011	Listed	\$170,000	\$135/sq ft
Stellar MLS as Distributed by MLS Grid #U7292527			
Jul 31, 2007	Listed	\$299,900	\$238/sq ft
Stellar MLS as Distributed by MLS Grid #U7252011			
Jan 23, 2007	Listed	\$289,900	\$230/sq ft

510 79th Ave.

CE20260150

Sale listing on 2/20/2026

Redfin Central Florida: (813)-518-8756 Buy Rent Sell Mortgage Real Estate Agents Feed Join / Sign In

City, Address, School, Agent, ZIP

Search Overview Neighborhood Property details Sale & tax history Climate Favorite Hide Share

Street View

FOR SALE

\$525,000 Est. \$3,184/mo — [Get prequalified](#)

3 bd • 2 ba • 1,258 sq ft

510 79th Ave, Saint Pete Beach, FL 33706

[Request showing](#)

Tour for free, no strings attached

[Start an offer](#)

Make a winning offer with the help of a local agent

[Ask a question](#) (727) 335-2146

This home is popular
It's in the top 10% of views. Tour it before it's gone!

510 79th Ave.

CE20260150

About this home

About this home

Just minutes from the world-famous white sands of St. Pete Beach, this impeccably maintained and fully furnished 3-bedroom, 2-bathroom sanctuary captures the essence of coastal living with modern sophistication and carefree comfort. Step inside and be greeted by a home bathed in natural light, where thoughtfully curated design and premium updates set the tone for daily life and stylish entertaining. Long wide **luxury vinyl planks** flow seamlessly throughout the home to effortlessly connect the entire space. The heart of the home is a magazine-worthy kitchen, featuring **quartz countertops**, sleek stainless appliances, **floating shelves**, chic modern **herringbone backsplash**, and **LED lighting** that highlights every detail with a fresh, contemporary glow. The home's **spa-inspired primary bathroom** is a soothing escape—complete with a **garden tub**, European-inspired **floating vanity**, and **stylish reeded tile**—inviting you to begin and end each day in serenity. Every practical comfort has been considered, with a **newer roof**, **impact-resistant windows**, **new HVAC**, and a **new water heater** ensuring peace of mind and year-round ease. Outside, your private backyard retreat unfolds like a dream. A **covered lanai**, complete with a ping pong table and tiki bar, beckons weekend gatherings and sunset laughter. Beyond, a lush landscape features a putting green and fire pit, spaces designed for both play and peaceful relaxation. Whether it's morning coffee in the sunshine or lingering evenings under starlight, this yard is where memories are made. Thoughtful touches and upgrades throughout make this home move-in ready from day one, and the fully furnished design means you can start living the beach lifestyle immediately. And location couldn't be more inviting: just steps to St. Pete Beach's glittering shoreline, vibrant restaurants, boutique shopping, and lively entertainment—yet set in a peaceful neighborhood that feels like a true retreat. This is more than a home—it's your everyday escape to the Gulf Coast, where sunlit rooms, thoughtful design, and backyard evenings become the backdrop to a life well lived. Start living the Florida Beach Life today!

[Show less](#) ^

510 79th Ave.

CE20260150

Home summary

Summary of 510 79th Ave

- Fully furnished three-bedroom, two-bath coastal sanctuary near St. Pete Beach.
- Magazine-worthy kitchen with quartz counters, stainless appliances, herringbone backsplash.
- Spa-inspired primary bath with garden tub and floating vanity.
- Private backyard retreat with covered lanai, putting green, fire pit, tiki bar.
- Upgrades include newer roof, impact windows, new HVAC, and water heater.

Summarized by Redfin Was this helpful? [Yes](#) • [No](#)

[Show less](#) ^

 **Single-family**
Property Type

 **1950**
Year Built

 **5,602 sq ft**
Lot Size

 **\$417**
Price/Sq.Ft.

Listed by Justin Smith • SMITH & ASSOCIATES REAL ESTATE
Contact: 727-342-3800

Listing updated: Feb 23, 2026 at 01:33pm

Redfin checked: [a minute ago](#) • Source: Stellar MLS as Distributed by MLS Grid #TB8478040

3 days on Redfin • **254** views • **22** favorites

510 79th Ave.

CE20260150

Interior pre-storm



510 79th Ave.

CE20260150

Interior pre-storm



510 79th Ave.

CE20260150

Exterior pre-storm (windows & entry door)



510 79th Ave.

CE20260150

Exterior lanai pre-storm



510 79th Ave.

CE20260150

Exterior lanai pre-storm



510 79th Ave.

CE20260150

Current exterior (windows & entry door)



510 79th Ave.

CE20260150

Current lanai



510 79th Ave.

CE20260150

Current lanai



510 79th Ave.

CE20260150

Front door entryway



510 79th Ave.

CE20260150

Front door entryway



510 79th Ave.

CE20260150

New kitchen



510 79th Ave.

CE20260150

New kitchen



510 79th Ave.

CE20260150

New kitchen



510 79th Ave.

CE20260150

New kitchen



510 79th Ave.

CE20260150

New kitchen



510 79th Ave.

CE20260150

New lounge/dining



510 79th Ave.

CE20260150

New lounge



510 79th Ave.

CE20260150

New dining



510 79th Ave.

CE20260150

New master bathroom



510 79th Ave.

CE20260150

New master bathroom



510 79th Ave.

CE20260150
Second bathroom



510 79th Ave.

CE20260150

Second bathroom



510 79th Ave.

CE20260150

New bedroom



510 79th Ave.

CE20260150

New bedroom



510 79th Ave.

CE20260150

SD Determination


Property is substantially damaged at 67% of the structure's value.

NFIP claims payment of \$110,409 received for building.

Hurricane damage letter sent 1/6/2026 requesting owner response.

CE20260150

Response 2/16/2026 - Opt. 1 (no damage)

 **St. Pete Beach**
The Sunset Capital of Florida

Building Department
City of St Pete Beach
155 Corey Ave
St Pete Beach, FL 33706
www.StPeteBeach.org

PROPERTY OWNER RESPONSE FORM
Hurricane Damage Compliance – Required Permits and Flood Damage Reporting
(Hurricanes Helene & Milton)

Property Address: 510 79th Ave St. Pete Beach, FL, 33703
Parcel ID (if known): _____
Owner Name: JSC Group LLC
Mailing Address: 4324 N. Pungent Dr. Apt 507 West Palm Beach, FL, 33407
Email: asurora@jsc.com Phone: 217-214-8138

Property Owner Declaration
Please review the statements below and check one that applies to your property:


Option 1: I have received no damage from the storms and will submit within 30 days the photographic or supporting documents as proof.

Option 2: I have received damage from the storm and have already repaired the damages. I will be applying for an after-the-fact repair permit within the next 30 days.

Option 3: I have received damage from the storm but have not yet performed the repairs because I am waiting for assistance to complete it. I understand that a repair permit is still required and will be applying for the repair permit within the next 30 days.

Option 4: I do not plan to complete repairs to the building and have listed, or intend to list, the property for sale with the understanding that the property will be identified in City records as having unresolved storm-related repairs.

Acknowledgment: By signing below, I affirm that the above information is true and accurate to the best of my knowledge. I understand that failure to obtain required permits or provide documentation of no damage may result in Code Enforcement action as outlined in the City's compliance notice.

Owner Signature: 
Printed Name: Saurabh Arora, Manager JSC Group LLC
Date: 2/16/2026

Submit completed form by February 16, 2026 to:
City of St. Pete Beach Building Department
155 Corey Avenue, St. Pete Beach, FL 33706
or by email to Permits@stpetebeach.org

Page 1 | 1

510 79th Ave.

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

USPS CERTIFIED MAIL



9214 8901 9403 8364 3046 86

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

NOH 20260150 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8362 1237 39

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

NOV 20260150 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8364 3046 55

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

RA NOH 20260150 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8362 1237 39

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

NOV 20260150 AR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260058
City of St Pete Beach v. Rimvydas & Ruta Balkus
Address: 8380 Gulf Blvd St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: April 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 22.12. - Tree removal permit required.**
(g) Removal of hazardous trees required. It shall be unlawful for any owner of real property to allow, suffer or permit any tree which has been damaged or injured to remain upon the real property when the tree creates and constitutes a hazard endangering the life or limb of any person or surrounding adjacent 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:

(1) Vegetation as follows:

b. Dead branches or fronds on trees or shrubs.

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

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

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

(b) Standards for improved property.

(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. Courtesy Notice
 6. Courtesy Notice Banner
 7. Notice of Hearing Banner
 8. Notice of Violation Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260058

vs.

BALKUS, RIMVYDAS BALKUS, RUTA
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 **04/13/2026** 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 **8380 GULF BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 03/31/2026

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: 8380 GULF BLVD

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

Name of Property Owner(s): BALKUS, RIMVYDAS BALKUS, RUTA

Case No.: 20260058 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 04/13/2026 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 03/31/2026

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

3/9/2026

BALKUS, RIMVYDAS BALKUS, RUTA
8380 GULF BLVD
ST PETE BEACH, FL 33706-1529

RE: Case Number 20260058
Violation Address: 8380 GULF BLVD
Parcel ID#: 363115782281000060

Dear Property Owner:

You have a large dead oak tree which must be removed. A tree permit is required. Your boat trailer must be registered to remain on your property. You are in violation of the following section code(s):

Sec. 22.12. - Tree removal permit required.

(g) Removal of hazardous trees required. It shall be unlawful for any owner of real property to allow, suffer or permit any tree which has been damaged or injured to remain upon the real property when the tree creates and constitutes a hazard endangering the life or limb of any person or surrounding adjacent 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:

(1) Vegetation as follows:

b. Dead branches or fronds on trees or shrubs.

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

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

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

(b) Standards for improved property.

(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 3/30/2026**. 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

CE20260058

- **Respondent(s): Rimvydas & Ruta Balkus**
- **Violation address: 8380 Gulf Blvd**
- **Violation(s) description: The property is in violation of section 46-33 Enumeration 1 (b), (12), (13), section 98-66 Residential and Commercial Property Maintenance (a & b), (22) a, b2. and section 22.12 Tree removal permit required (g) of the Code of Ordinance of the City of St. Pete Beach**

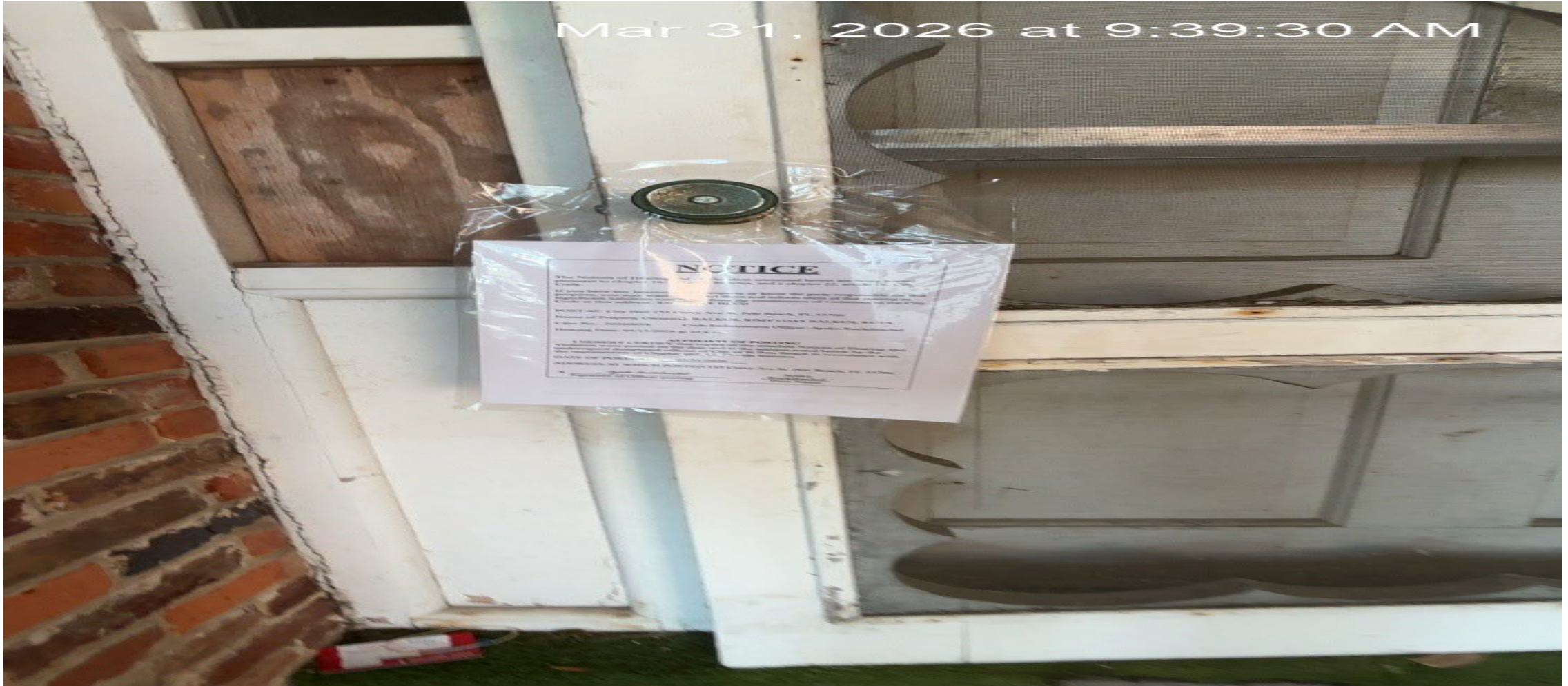
CE20260058

Case Summary

- Initial inspection: 2/4/2026**
- Courtesy notice dated and mailed certified: 2/5/2026**
- Notice of Violation dated and mailed certified: 3/9/2026**
- Notices of Hearing dated and posted on the property: 3/31/2026**

CE20260058

Affidavit of Posting



8380 Gulf Blvd

CE20260058

Large dead tree

Feb 4, 2026 at 2:51:46 PM



8380 Gulf Blvd

CE20260058

Dead tree & unregistered trailer

Feb 4, 2026 at 2:53:49 PM



8380 Gulf Blvd

CE20260058

Unregistered trailer



8380 Gulf Blvd

CE20260058

Unregistered trailer

Mar 5, 2026 at 10:00:04 AM



8380 Gulf Blvd

CE20260058

Unregistered trailer



8380 Gulf Blvd

CE20260058

Re-inspection 3/19/2026

Mar 19, 2026 at 1:51:54 PM



8380 Gulf Blvd



COURTESY NOTICE

02/05/2026

BALKUS, RIMVYDAS BALKUS, RUTA
8380 GULF BLVD
ST PETE BEACH FL 33706-1529

RE: Case Number 20260058
Violation Address: 8380 GULF BLVD
Parcel ID#: 363115782281000060

Dear Property Owner and/or Occupant,

You have a large dead oak tree which must be removed. Please apply for a Tree removal permit at: <https://www.stpetebeach.org/FormCenter/Parks-Rec-12/Tree-Removal-Permit-57> and submit to Public Services for processing.

Your property at 8380 GULF BLVD is found to be in violation of the following code(s).

Sec. 22.12. - Tree removal permit required.

(g) Removal of hazardous trees required. It shall be unlawful for any owner of real property to allow, suffer or permit any tree which has been damaged or injured to remain upon the real property when the tree creates and constitutes a hazard endangering the life or limb of any person or surrounding adjacent 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:

(1) Vegetation as follows:

b. Dead branches or fronds on trees or shrubs.

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.

(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.

CITY OF ST. PETE BEACH

Ayako Ruckdeschel

OFFICER Ayako Ruckdeschel

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

Compliance must be met by the revisit date of **03/07/2026**.

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 8355 6480 34

BALKUS RIMVYDAS
BALKUS RUTA
8380 GULF BLVD
ST PETE BEACH FL 33706-1529

CN 20260058 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8364 3047 85

BALKUS RIMVYDAS BALKUS RUTA
8380 GULF BLVD
ST PETE BEACH FL 33706-1529

NOH 20260058 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8360 7428 71

BALKUS RIMVYDAS
BALKIS RUTA
8380 GULF BLVD
ST PETE BEACH FL 33706-1529

NOV 20260058 AR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260112
City of St. Pete Beach v. Lemke Ranch LLC
Address: 8840 Gulf Blvd St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: April 13, 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.
(12) Any wornout, scrapped, partially dismantled, nonoperative, unusable or discarded materials or objects, such as automobiles or parts thereof, building materials, machinery, metal, wastepaper, rags, glassware, tinware, vehicles, boats or parts thereof, or other items of junk.
Sec. 6.12. - Commercial accessory and temporary equipment, structures, portable buildings and trailers, dumpsters and commercial tents.
(d) Dumpsters, commercial waste or refuse containers shall be regulated as follows:
(5) Temporary dumpsters for construction projects shall be located as approved at the time a building permit is issued, and temporary dumpsters permitted

for temporary uses shall be located in accordance with the approved site plan for the temporary use permit.

Sec. 6.13. - Residential accessory structures.

(e) Portable storage units (PSU), as defined, shall be regulated as follows:

(4) PSUs shall not exceed the following duration of stay. An "event" shall mean the delivery and pickup of the PSU. Events shall be nonconsecutive.

a. Residential use: A maximum of seven calendar days per event with a maximum of four events per dwelling unit per calendar year.

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.

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: 20260112

vs.

LEMKE RANCH 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 **04/13/2026** 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 **8840 GULF BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 03/31/2026

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: 8840 GULF BLVD

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

Name of Property Owner(s): LEMKE RANCH LLC

Case No.: 20260112 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 04/13/2026 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 03/31/2026

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

2/24/2026

LEMKE RANCH LLC
312 POTTER AVE
GILLETTE, WY 82718-8267

RE: Case Number 20260112
Violation Address: 8840 GULF BLVD
Parcel ID#: 253115782821080030

Dear Property Owner:

You have multiple dumpster trailers, a portable storage unit & building material on your property without any building permits; all must be removed. You are in violation of the following section code(s):

Sec. 46-33. - Enumeration.

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

(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.

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

Sec. 6.12. - Commercial accessory and temporary equipment, structures, portable buildings and trailers, dumpsters and commercial tents.

(d) Dumpsters, commercial waste or refuse containers shall be regulated as follows:

(5) Temporary dumpsters for construction projects shall be located as approved at the time a building permit is issued, and temporary dumpsters permitted for temporary uses shall be located in accordance with the approved site plan for the temporary use permit.

Sec. 6.13. - Residential accessory structures.

(e) Portable storage units (PSU), as defined, shall be regulated as follows:

(4) PSUs shall not exceed the following duration of stay. An "event" shall mean the delivery and pickup of the PSU. Events shall be nonconsecutive.

a. Residential use: A maximum of seven calendar days per event with a maximum of four events per dwelling unit per calendar year.

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.

These violation(s) must be corrected **no later than 3/10/2026**. 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

CE20260112

- **Respondent(s): Lemke Ranch LLC**
- **Violation address: 8840 Gulf Blvd**
- **Violation(s) description: The property is in violation of section 46-33 Enumeration (2) & (12), section 6.12 Commercial accessory & temporary equipment, structures, portable buildings & trailers, dumpsters & commercial tents (d) (5), section 6.13 Residential accessory structures (e) (4)a and section 98-65 Unsightly conditions (4) of the Code of Ordinance of the City of St. Pete Beach**

CE20260058

Case Summary

- **Initial inspection: 2/13/2026**
- **Notice of Violation dated and mailed certified: 2/24/2026**
- **Notices of Hearing dated and posted on the property: 3/31/2026**

CE20260112 Affidavit of Posting



8840 Gulf Blvd

CE20260112

Dumpsters and PSU

Feb 13, 2026 at 11:23:34 AM



8840 Gulf Blvd

CE20260112

Dumpsters & building material

Feb 13, 2026 at 11:24:12 AM



8840 Gulf Blvd

CE20260112

Portable storage unit

Feb 13, 2026 at 11:24:31 AM



8840 Gulf Blvd

CE20260112

Additional building material

Mar 19, 2026 at 2:00:07 PM



8840 Gulf Blvd

CE20260112

Additional building material

Mar 19, 2026 at 2:00:38 PM



8840 Gulf Blvd

CE20260112

Dumpster still present



8840 Gulf Blvd

CE20260112

Additional rock/sand material



8840 Gulf Blvd

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

USPS CERTIFIED MAIL



9214 8901 9403 8364 3049 45

LEMKE RANCH LLC
312 POTTER AVE
GILLETTE WY 82718-8267

NOH 20260112 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8358 3372 25

LEMKE RANCH LLC
312 POTTER AVE
GILLETTE WY 82718-8267

NOV 20260112 AR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260170
City of St. Pete Beach v. Moraski, Kharisma K
Address: 425 78th Ave St. Pete Beach FL, 33706

Action Request: N/A

Strategic Objective:

Date: April 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260170

vs.
MORASKI, KHARISMA K
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 **04/13/2026** 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 **425 78TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 03/31/2026

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: 425 78TH AVE

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

Name of Property Owner(s): MORASKI, KHARISMA K

Case No.: 20260170 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 04/13/2026 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 03/31/2026

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

X *Ayako Ruckdeschel*
Signature of Officer posting

Ayako
Ruckdeschel
Print Name



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

Irreparable or Irreversible Notice of Violation

03/31/2026

MORASKI, KHARISMA K
5010 BLAKE DR
FREDERICKSBURG VA 22407-6807

Re: **Case Number 20260170**
Violation Address: 425 78TH AVE, ST PETE BEACH FL 33706
Parcel ID#: 363115615240800150

Dear Property Owner:

You are operating a short-term rental (less than monthly) at your property which is a prohibited use; you are in violation of the following section code(s):

Sec. 32.5. - Prohibited uses and structures.

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **04/13/2026, at 10 am.**

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

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

Sincerely,

Ayako Ruckdeschel

Ayako Ruckdeschel
Code Enforcement Officer

CE20260170

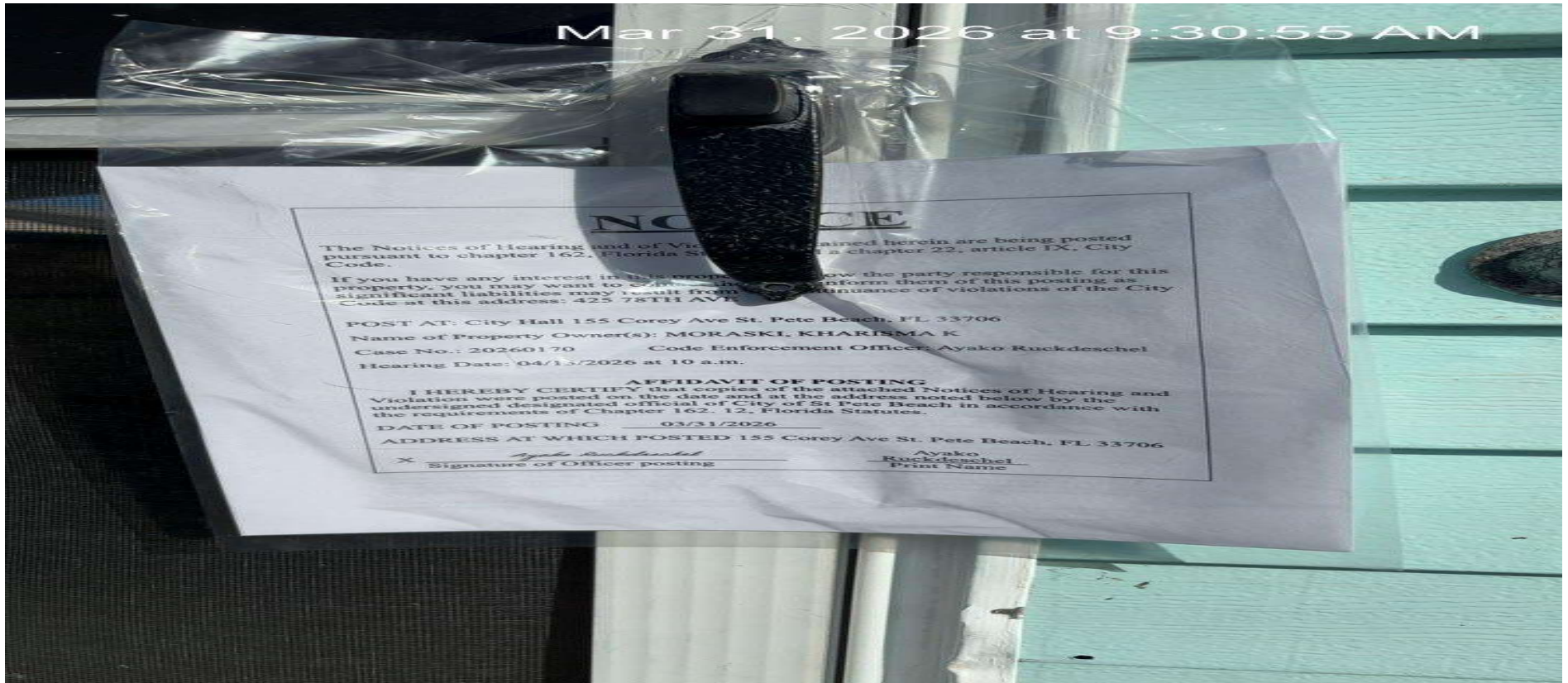
- **Respondent(s): Kharisma K. Moraski**
- **Violation address: 425 78th Ave**
- **Violation(s) description: The property is in violation of section 32.5 Prohibited uses and structures of the Code of Ordinance of the City of St. Pete Beach**

CE20260170

Case Summary

- **Initial inspection: 3/30/2026**
- **Notice of Violation dated and mailed certified: 3/31/2026**
- **Notices of Hearing dated and posted on the property: 3/31/2026**

CE20260170 Affidavit of Posting



425 78th Ave


CE20260170 Airbnb

https://www.airbnb.com/rooms/1623463647133716811?adults=3&location=St.%20Pete%20Beach%2C%20FL&search_mode=regular_search&check_in=2026-04-02&check_out=2026-04-07&children=0&infants=0&pets=0&source_impression_id=p3...

Suggested Sites | Google | Parks & Rec | St. Pe... | Sign In | St. Pete Beach, FL | PRM Government... | Pinellas County Pr... | Division of Corpor... | iWorQ www.iworq... | St. Pete Beach, FL | Certified Wildlife Li... | Other favorites

Walk to St Pete Beach! 2 BR Home Near Restaurants

Share Save



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

Hosted by Helena
Superhost · 5 years hosting

Self check-in
Check yourself in with the smartlock.

Helena is a Superhost

These dates are priced lower than usual

~~\$2,100~~ **\$1,678** for 5 nights

CHECK-IN 4/2/2026	CHECKOUT 4/7/2026
GUESTS 3 guests	

Reserve

5:10 PM 3/30/2026

425 78th Ave

CE20260170

5 night reservation

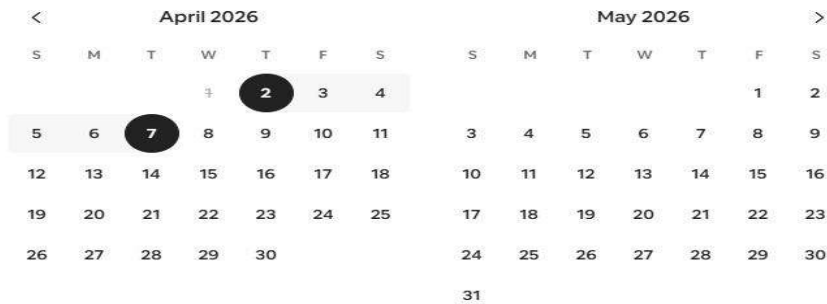
Photos Amenities Reviews Location

- TV
- Dryer
- Bathtub
- Washer
- Air conditioning
- Patio or balcony

Show all 48 amenities

5 nights in St. Pete Beach

Apr 2, 2026 - Apr 7, 2026



Clear dates

These dates are priced lower than usual

~~\$2,100~~ **\$1,678** for 5 nights

CHECK-IN 4/2/2026	CHECKOUT 4/7/2026
GUESTS 3 guests	

Reserve

You won't be charged yet

[Report this listing](#)

425 78th Ave

CE20260170

Walk to SPB, 2BR home near restaurants



425 78th Ave

CE20260170 Location



425 78th Ave


CE20260170

2 reviews as of 3/30/2026

New · 2 reviews

Average rating will appear after 3 reviews


[How reviews work](#)

 **Gene**
East Greenbush, New York

★★★ · 3 weeks ago · Stayed about a week

the house was nice inside beside stains on couch cushions. the outside doesn't match the picture!!! the picture shows a beautiful lawn! but it's dirt and weeds!! very disappointing!!!!

[Show more](#)

 **Carlos**
San Diego, California

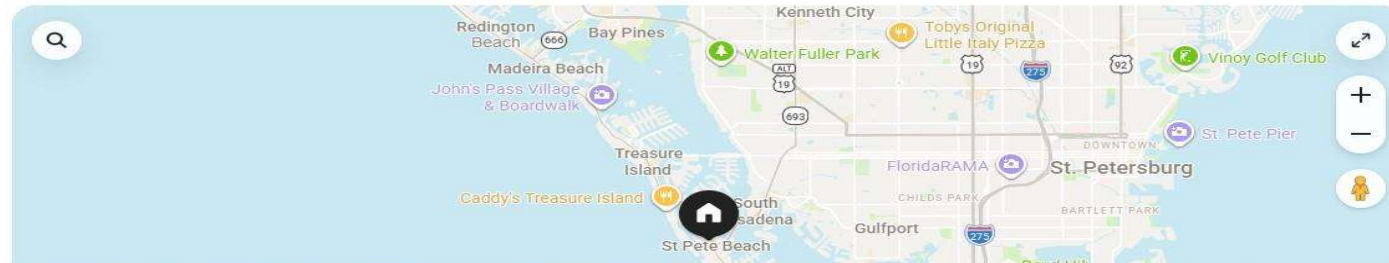
★★★★★ · February 2026 · Stayed a few nights

Oh my gosh. The absolute most wonderful experience ever. I wish I could give them 10 stars. I believe I was their first guest. Hands-down one of the best Airbnb experiences I've ever ...

[Show more](#)

Where you'll be

St. Pete Beach, Florida, United States



425 78th Ave

CE20260170

2 short-term rentals in Feb & Mar 2026



Gene

East Greenbush, New York

★★★☆☆ · 3 weeks ago · Stayed about a week

the house was nice inside beside stains on couch cushions. the outside doesn't match the picture!!! the picture shows a beautiful lawn! but it's dirt and weeds!! very disappointing!!!!



Response from Helena

2 weeks ago

Thank you for your feedback and for staying with us! We appreciate you bringing these items to our attention. The owner has already decided to replace the white couch, and we are currently working on improving the outdoor area as well to make it more...

[Show more](#)



Carlos

San Diego, California

★★★★★ · February 2026 · Stayed a few nights

Oh my gosh. The absolute most wonderful experience ever. I wish I could give them 10 stars. I believe I was their first guest. Hands-down one of the best Airbnb experiences I've ever had. Wonderful towels and linens. Everything was exceptionally clean. Wonderful location. What a great bargain.

425 78th Ave

CE20260170

Airbnb review policy

2/1/25, 5:24 PM

Host and guest reviews for stays - Airbnb Help Center



■ Responding to a review

■ Review display, search, and sorting

■ Review ratings

■ Reviewer and trip details

■ Sorting reviews

■ When you can leave a review for a stay

Hosts and guests can only leave reviews for stays that have been booked and paid for on Airbnb.

■ When can reviews be submitted and published

Hosts and guests have 14 days after checkout to submit their review. Guests and Hosts can also leave a review for certain reservations that are canceled on or after the day of check-in (12:00 AM in the listing's time zone).

Reviews are posted after both parties have submitted their reviews, or once the 14-day period has ended—whichever comes first.

If a Host cancels a reservation before the day of check-in, neither the Host nor the guest will be able to leave a review for the stay.

■ How to leave a review

After your stay, Airbnb will send an email asking you to leave a review for your most recent Host or guest. You can also write a review directly on Airbnb:

- If you're a guest, go to your **Trips** page or your Airbnb Inbox
- If you're a Host, go to the **Reservation** section of your **Today** tab or your Airbnb Messages

<https://www.airbnb.com/help/article/13#section-heading-2-0>

2/7

425 78th Ave

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

USPS CERTIFIED MAIL



9214 8901 9403 8364 3029 34

MORASKI KHARISMA K
5010 BLAKE DR
FREDERICKSBURG VA 22407-6807

NOH 20260170 AR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260171
City of St. Pete Beach v. JDH Florida Holdings
LLC
Address: 9111 Gulf Blvd St Pete Beach FL 33706

Action Request: N/A

Strategic Objective:

Date: April 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

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

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

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,
vs.
JDH FLORIDA HOLDINGS LLC
Respondent(s)

Case Number: 20260171

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 **04/13/2026** 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 **9111 GULF BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 03/31/2026

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: 9111 GULF BLVD

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

Name of Property Owner(s): JDH FLORIDA HOLDINGS LLC

Case No.: 20260171 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 04/13/2026 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 03/31/2026

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

X *Ayako Ruckdeschel*
Signature of Officer posting

Ayako
Ruckdeschel
Print Name



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

Irreparable or Irreversible Notice of Violation

03/31/2026

JDH FLORIDA HOLDINGS LLC
3636 COPLEY RD
COPLEY OH 44321

Re: **Case Number 20260171**
Violation Address: 9111 GULF BLVD, ST PETE BEACH FL 33706
Parcel ID#: 253115783001100080

Dear Property Owner:

You are operating prohibited short-term rentals (less than monthly) in your property; you are in violation of the following section code(s):

Sec. 8.2. - Permitted principal uses and structures.

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

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **04/13/2026, at 10 am.**

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

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

Sincerely,

Ayako Ruckdeschel

Ayako Ruckdeschel
Code Enforcement Officer

CE20260171

- **Respondent(s): JDH Florida Holdings LLC**
- **Violation address: 9111 Gulf Blvd**
- **Violation(s) description: The property is in violation of section 8.2 (a) Permitted principal uses and structures of the Code of Ordinance of the City of St. Pete Beach**

CE20260171

Case Summary

- **Initial inspection: 3/30/2026**
- **Notice of Violation dated and mailed certified: 3/31/2026**
- **Notices of Hearing dated and posted on the property: 3/31/2026**


CE20260171 Airbnb

https://www.airbnb.com/rooms/1627817128643942840?adults=3&search_mode=regular_search&check_in=2026-04-26&check_out=2026-05-01&children=0&infants=0&pets=0&source_impression_id=p3_1774897577_P34Vs9mMToZffXZ&pre...

Suggested Sites Google Parks & Rec | St. Pe... Sign In St. Pete Beach, FL PRM Government... Pinellas County Pr... Division of Corpor... iWorQ www.iworq... St. Pete Beach, FL [... Certified Wildlife Li... Other favorites

3BR St Pete Beach Heated Pool Oasis | Treasure Isl

Share Save



Entire home in St. Pete Beach, Florida
6 guests · 3 bedrooms · 3 beds · 2 baths
★ 5.0 · 3 reviews

Hosted by Bridget
1 month hosting

Self check-in
Check yourself in with the lockbox.

Unbeatable location

\$2,939 for 5 nights

CHECK-IN 4/26/2026	CHECKOUT 5/1/2026
GUESTS 3 guests	

Reserve

You won't be charged yet

6:35 AM 3/31/2026

9111 Gulf Blvd

CE20260171

5 nights reservation

Photos Amenities Reviews Location

5 nights in St. Pete Beach

Apr 26, 2026 - May 1, 2026



\$2,939 for 5 nights

CHECK-IN 4/26/2026	CHECKOUT 5/1/2026
GUESTS 3 guests	

Reserve

You won't be charged yet

[Report this listing](#)

★ 5.0 · 3 reviews

[How reviews work](#)

Overall rating



Cleanliness

5.0



Accuracy

5.0



Check-in

5.0



Communication

5.0



Location

5.0



Value

5.0



9111 Gulf Blvd

CE20260171
3BR St Pete Beach Heated Pool Oasis



9111 Gulf Blvd

CE20260171

Entry



9111 Gulf Blvd

CE20260171 Pool



9111 Gulf Blvd

CE20260171

3 reviews as of 3/31/2026



Richard
Jacksonville, Florida

★★★★★ · 1 week ago · Stayed with a pet
Very nice location close to the beach. Stayed here with the kids for part of their Spring Break. Very comfortable home with heated pool. Several nice restaurants close by and 10 mi...

[Show more](#)



Courtney & Brian
Brentwood, Tennessee

★★★★★ · 2 weeks ago · Stayed about a week
What a treasure! This house was the perfect fit for our family of 5. And we loved the central location between St Pete and Treasure Island. The beds and other furniture were ...

[Show more](#)

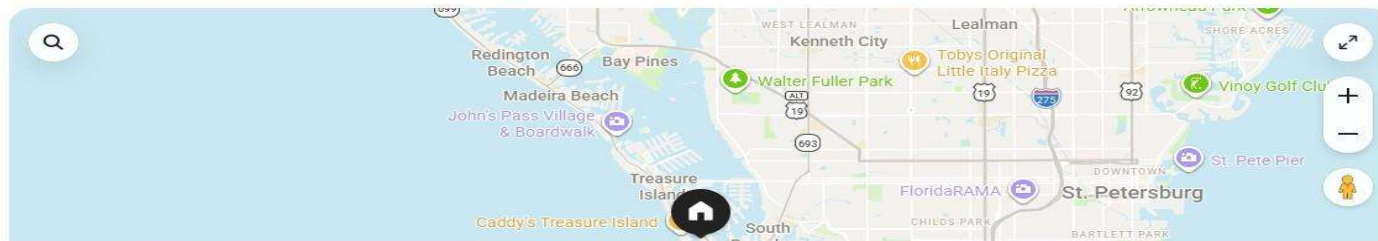


Mary
Chicago, Illinois

★★★★★ · 1 week ago · Stayed with kids
The house was beautiful, hosts were so responsive and helpful. Highly recommend! My family had a great time!

Where you'll be

St. Pete Beach, Florida, United States



Search



6:38 AM
3/31/2026

9111 Gulf Blvd

CE20260171

3 short-term rentals in March 2026



Richard
Jacksonville, Florida

★★★★★ · 1 week ago · Stayed with a pet

Very nice location close to the beach. Stayed here with the kids for part of their Spring Break. Very comfortable home with heated pool. Several nice restaurants close by and 10 min from John's Pass Boardwalk. Dog friendly neighborhood. Host was super accommodating and very responsive. Would definitely stay again! Thx Bridget for a great time!



Courtney & Brian
Brentwood, Tennessee

★★★★★ · 2 weeks ago · Stayed about a week

What a treasure! This house was the perfect fit for our family of 5. And we loved the central location between St Pete and Treasure Island. The beds and other furniture were comfortable, the kitchen was well equipped and the private pool was perfection. We appreciated all the extra essentials they provided in the kitchen and bathrooms. And the communication was top notch! We hope we're blessed enough to stay in this house again in the future!



Mary
Chicago, Illinois

★★★★★ · 1 week ago · Stayed with kids

The house was beautiful, hosts were so responsive and helpful. Highly recommend! My family had a great time!

9111 Gulf Blvd

CE20260171

Airbnb review policy

2/1/25, 5:24 PM

Host and guest reviews for stays - Airbnb Help Center



■ Responding to a review

■ Review display, search, and sorting

■ Review ratings

■ Reviewer and trip details

■ Sorting reviews

■ When you can leave a review for a stay

Hosts and guests can only leave reviews for stays that have been booked and paid for on Airbnb.

■ When can reviews be submitted and published

Hosts and guests have 14 days after checkout to submit their review. Guests and Hosts can also leave a review for certain reservations that are canceled on or after the day of check-in (12:00 AM in the listing's time zone).

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If a Host cancels a reservation before the day of check-in, neither the Host nor the guest will be able to leave a review for the stay.

■ How to leave a review

After your stay, Airbnb will send an email asking you to leave a review for your most recent Host or guest. You can also write a review directly on Airbnb:

- If you're a guest, go to your **Trips** page or your Airbnb Inbox
- If you're a Host, go to the **Reservation** section of your **Today** tab or your Airbnb Messages

<https://www.airbnb.com/help/article/13#section-heading-2-0>

2/7

9111 Gulf Blvd

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

USPS CERTIFIED MAIL



9214 8901 9403 8364 3063 45

JDH FLORIDA HOLDINGS LLC
3636 COPLEY RD
COPLEY OH 44321-1602

NOH 20260171 AR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260133
City of St. Pete Beach v. Griffey, Marc &
Shannon Revocable Trust Griffey Marc S Tre
Address: 2101 E Vina Del Mar Blvd, St Pete
Beach Fl 33706

Action Request: N/A

Strategic Objective:

Date: April 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

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

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

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260133

vs.

GRIFFEY, MARC & SHANNON REVOCABLE TRUST GRIFFEY, MARC S TRE
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 **04/13/2026** 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 **2101 E VINA DEL MAR BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 03/10/2026

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: 2101 E VINA DEL MAR BLVD

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

Name of Property Owner(s): GRIFFEY, MARC & SHANNON
REVOCABLE TRUST GRIFFEY, MARC S TRE

Case No.: 20260133 Code Enforcement Officer: Steven Rivera

Hearing Date: 04/13/2026 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 03/10/2026

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

X Steven Rivera
Signature of Officer posting

Steven Rivera
Print Name



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

Irreparable or Irreversible Notice of Violation

03/10/2026

GRIFFEY, MARC & SHANNON REVOCABLE TRUST GRIFFEY, MARC S TRE
3678 DEER TRAIL DR
DANVILLE, CA 94506-6020

Re: **Case Number 20260133**

Violation Address: 2101 E VINA DEL MAR BLVD, ST PETE BEACH FL 33706

Parcel ID#: 183216941400020230

Dear Property Owner:

Transient occupancy (less than a month) is prohibited in the RU-1 zoning district. This violation is considered to be irreparable or irreversible in nature and this case is being the Special Magistrate for a hearing.

Sec. 8.2. - Permitted principal uses and structures.

Sec. 8.2. - Permitted principal uses and structures.

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

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **04/13/2026, 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

CE20260133

- **Respondent(s): Marc & Shannon Griffey Revocable Trust, Marc S Griffey TRE**
- **Violation address: 2101 E Vina Del Mar Blvd**
- **Violation(s) description: The property is in violation of section 8.2 Permitted uses and structures of the Land Development Code of the City of St. Pete Beach**

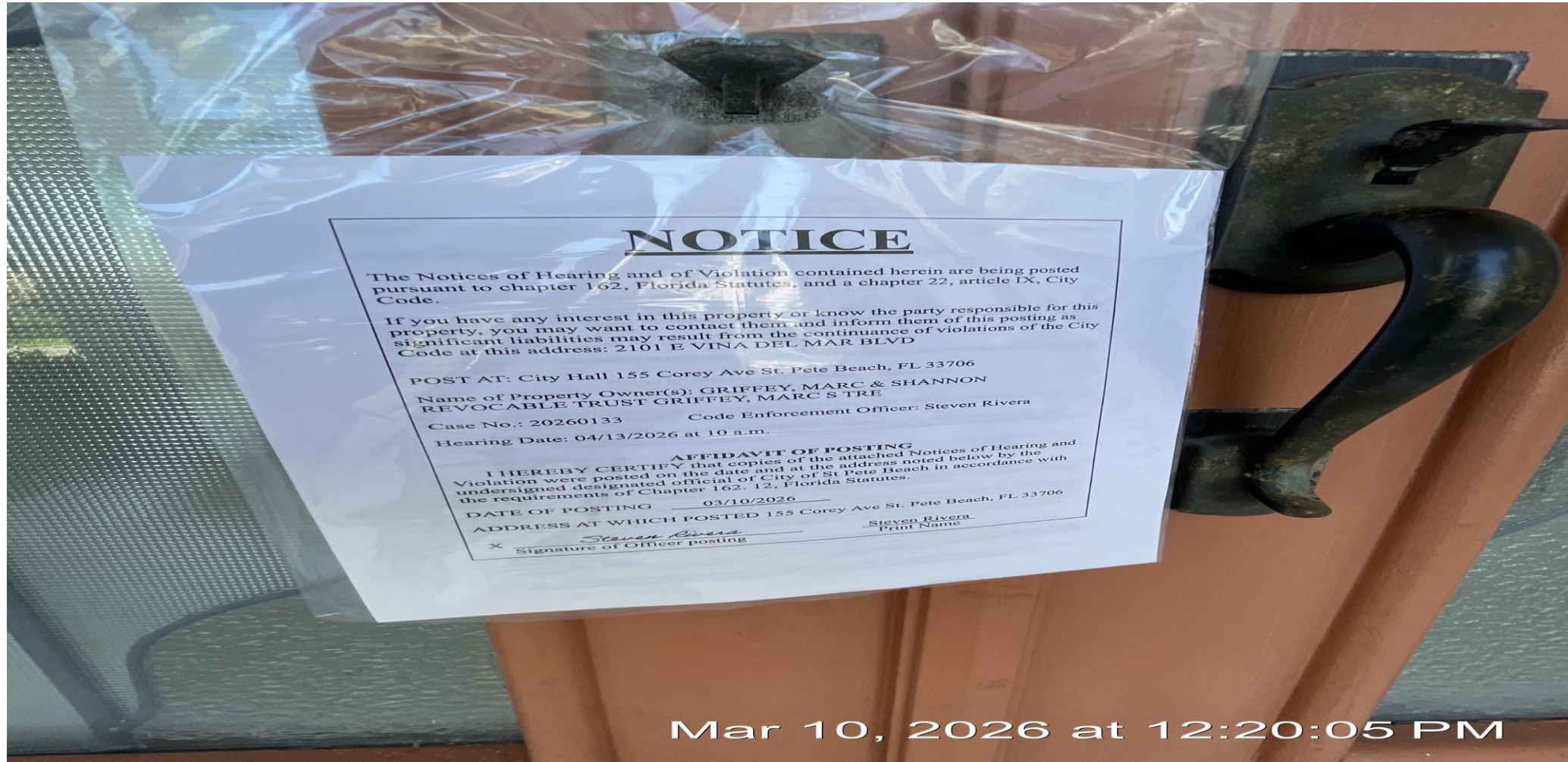
CE20260133

Case Summary

- Initial inspection: 3/3/2026**
- Irreparable or Irreversible Notice of Violation dated and mailed certified: 3/10/2026**
- Notices of Hearing dated and posted on the property: 3/10/2026**

CE20260133

Affidavit of Posting



2101 E Vina Del Mar Blvd

CE20260133

VRBO advertisement


vrbo.com/2557698?dateless=true&x_pwa=1&rfrr=HSR&pwa_ts=1772572490481&referrerUrl=aHR0cHM6Ly93d3cudnJib5jb20vSG90ZWwtU2VhcmNo&useRewards=false&adults=3®ionId=9802&destination=St.+Pete+Be... ☆

SPB Bookmarks SeeClickFix Adobe Acrobat

Google Chrome isn't your default browser Set as default

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

See all properties Share Save



Overview Location Amenities Policies

Entire home

Walk to beach, waterfront private pool, extra sleeping space

10 Loved by Guests
Top 10% based on 3 verified reviews

Highlights

- Dive Into Relaxation**
Unwind in the top-rated pool, your perfect spot for relaxation.
- Great location**
Guests value the location for making travel plans effortless.

Add dates for total pricing


Start d... End date

Travelers
3 travelers

\$250 avg per night

Price details

Check availability



OneKey
Expedia Hotels.com Vrbo

78°F Partly sunny 4:27 PM 3/3/2026

2101 E Vina Del Mar Blvd

CE20250133

January review

vrbo.com/2557698?dateless=true&x_pwa=1&rfrr=HSR&pwa_ts=1772572490481&referrerUrl=aHR0cHM6Ly93d3cudnJiby5jb20vSG90ZWwtU2VhcmNo&useRewards=false&adults=3®ionId=9802&destination=St.%20Pete...

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

Guest reviews

responsive management. (3 reviews)

- The heated pool was a tremendous plus that was fully enjoyed by guests. (1 reviews)
- The location was convenient to all local activities and events. (1 reviews)

From real guest reviews summarized by AI.

Cleanliness	10	Check-in	10
Communication	10	Location	10

[See more](#)

10/10 Excellent

Michael K.
Stayed 21 nights in Jan 2026
Traveled with partner
Verified review ⓘ

The home is very nice and the location is perfect.

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

Thank you so much for your kind words! We're so glad you enjoyed the home and found the location to be perfect. It truly is a special spot, and we're happy it made your stay even better. We'd love to welcome you back anytime!

VrboOwner - Premier Host

10/10 Excellent

Amazing, as always!

Rating Details: The property manager was very helpful. The vacation rental was spotless. I was very happy with the location. I was very satisfied with the condition of the vacation rental. Overall, I recommend this vacation rental.
Reviewer Comments: This is our second time staying at Vina Del Mar Home, and it's as spectacular as it looks. Also, the NextHome team is super responsive, so you're always in good hands. We hope to be back soon!

[Review from partner site ⓘ](#)

10/10 Excellent

Pass -A-Grille On the Water

Rating Details: The property manager was very helpful. The vacation rental was spotless. I was very happy with the location. I was very satisfied with the condition of the vacation rental. Overall, I recommend this vacation rental.
Reviewer Comments: We were at Vina Del Mar for several weeks in December and January and loved it. The location was convenient to all local activities and events. The heated pool was a tremendous plus that we fully enjoyed. Everything was just to our liking and we highly recommend the house for a couple or two looking for a great stay in

[Show more](#)

Thomas (Tom) V., Lynchburg, VA
[Review from partner site ⓘ](#)

78°F Partly sunny

4:30 PM 3/3/2026

2101 E Vina Del Mar Blvd

CE20260133

VRBO review policy

Eligibility and removal of reviews

Eligibility conditions

Any reviews published on our site or app must meet the following eligibility criteria and we can reject or remove any review that doesn't meet these criteria:

- Reviews must be submitted within six months of your stay, car rental or activity. If you submit more than one review for the same property, we'll use the most recent one
- You may not review a property that you own, manage, or are otherwise associated with, and
- Your review must relate to a real experience. If requested, you must provide us with satisfactory evidence for this (for example, evidence of your stay in the property you are reviewing; or evidence you were unable to proceed with a stay due to the other party's late action).

Removal of reviews

We may reject or remove reviews in the following circumstances:

- The review contains personal data about another person, for example their full name or address
- The review is proven to be fake or was provided fraudulently, or
- The review is offensive, unlawful or contains any prohibited content as set out in these guidelines.

We do not remove reviews simply because they contain negative content. We do not remove reviews of accommodation where a traveller attempted to stay but was not offered a room, or where a traveller left earlier than their scheduled departure day.

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

USPS CERTIFIED MAIL



9214 8901 9403 8360 8703 52

GRIFFEY MARC & SHANNON REVOCABLE TRUST
GRIFFEY MARC S TRE
3678 DEER TRAIL DR
DANVILLE CA 94506-6020

NOH20260133SR
Steve Rivera

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260125
City of St. Pete Beach v. LVD Homes LLC
Address: 2962 E Vina Del Mar Blvd St Pete
Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: April 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

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

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

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260125

vs.
LVD HOMES LLC
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

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St Pete Beach, Florida 33706**

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

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **2962 E VINA DEL MAR BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 03/12/2026

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.

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If you have any interest in this property or know the party responsible for this property, you may want to contact them and inform them of this posting as significant liabilities may result from the continuance of violations of the City Code at this address: 2962 E VINA DEL MAR BLVD

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

Name of Property Owner(s): LVD HOMES LLC

Case No.: 20260125 Code Enforcement Officer: Steven Rivera

Hearing Date: 04/13/2026 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 03/12/2026

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

X Steven Rivera
Signature of Officer posting

Steven Rivera
Print Name



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

Irreparable or Irreversible Notice of Violation

03/12/2026

LVD HOMES LLC
6415 PELICAN DR S
ST PETERSBURG FL 33707-3033

Re: **Case Number 20260125**
Violation Address: 2962 E VINA DEL MAR BLVD, ST PETE BEACH FL 33706
Parcel ID#: 083216615420020020

Dear Property Owner:

**** Amended Notice **** Short term rentals (STR) are not permitted in the RU-2 zoning district. STR violations are considered to be Irreparable & Irreversible in nature, and your case is being referred to the Special Magistrate for a hearing. (Previous notice had incorrect code section)

Sec. 8.2. - Permitted principal uses and structures.

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **04/13/2026, at 10 am.**

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

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

Sincerely,

Steven Rivera
Code Enforcement Officer

CE20260125

- **Respondent(s): LVD Homes LLC**
- **Violation address: 2962 E Vina Del Mar Blvd**
- **Violation(s) description: The property is in violation of section 8.2 Permitted uses and structures of the Land Development Code of the City of St. Pete Beach**

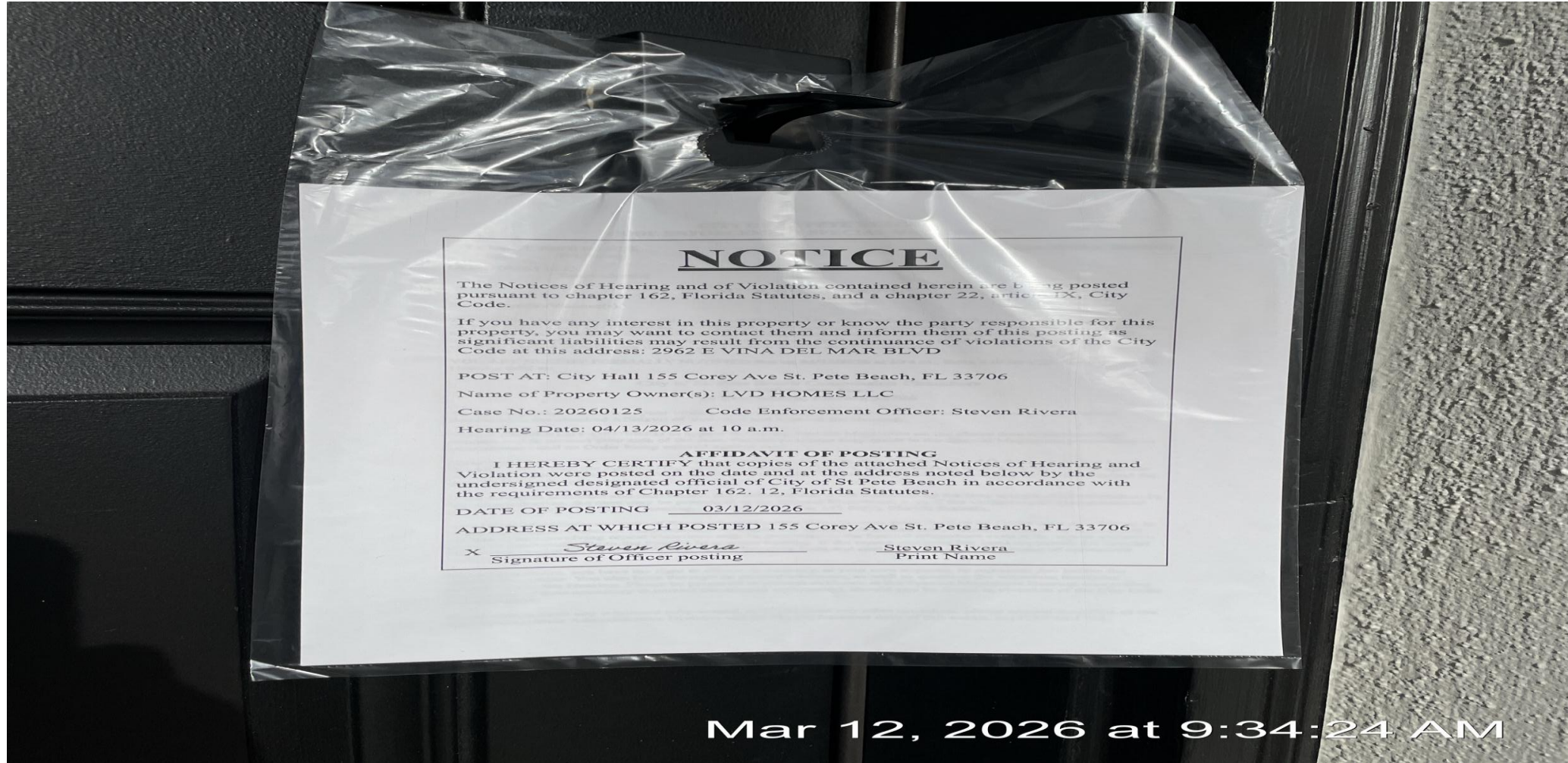
CE20260125

Case Summary

- Initial inspection: 2/27/2026**
- Irreparable or Irreversible Notice of Violation dated and mailed certified: 3/12/2026**
- Notices of Hearing dated and posted on the property: 3/12/2026**

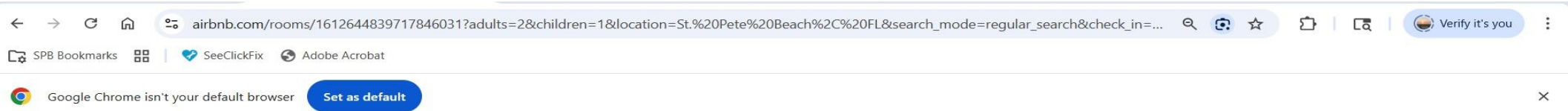
CE20260125

Affidavit of Posting



2962 E Vina Del Mar Blvd

CE20260125 Airbnb advertisement



Anywhere Any week Add guests

Become a host

Vina Pool Retreat

Share Save



Entire home in St. Pete Beach, Florida

6 guests · 3 bedrooms · 3 beds · 2 baths

★ New · [1 review](#)

 Hosted by Lindsey
New Host

\$1,843 for 5 nights

CHECK-IN 8/3/2026	CHECKOUT 8/8/2026
GUESTS 3 guests	



2962 E Vina Del Mar Blvd

CE20250125

Host information




Entire home in St. Pete Beach, Florida

6 guests · 3 bedrooms · 3 beds · 2 baths

★ New · [1 review](#)

 Hosted by Lindsey
New Host

 **At-home coffee**
Start your morning right with the drip coffee maker.

 **Designed for staying cool**
Beat the heat with the AC and ceiling fan.

Coastal escape off of Pass-a-Grille Beach! This 3BR/2BA home sleeps 6 and features a private pool plus a resort-style backyard with a shaded pergola - perfect for relaxing after beach days. Bike to sugar-sand shores, waterfront restaurants, shops, cafés, bars, and a nearby dog beach along the Gulf of Mexico. The perfect mix of adventure and chill. Fully upgraded with top of the line finishes. Grab your family or grab your friends and escape to this St Pete Beach Getaway

What this place offers

-  Kitchen
-  Wifi
-  Free parking on premises
-  Pool

\$1,843 for 5 nights

CHECK-IN 8/3/2026	CHECKOUT 8/8/2026
GUESTS 3 guests	

\$0 today · Free cancellation before July 29

Reserve

You won't be charged yet

 [Report this listing](#)

2962 E Vina Del Mar Blvd

CE20250125 Review

airbnb.com/rooms/1612644839717846031?adults=2&children=1&location=St.%20Pete%20Beach%2C%20FL&search_mode=regular_search&check_in=...

SPB Bookmarks | SeeClickFix | Adobe Acrobat

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

Photos Amenities Reviews Location

\$1,843
for 5 nights
★ New [Reserve](#)

New · 1 review

Average rating will appear after 3 reviews

Katharina
13 years on Airbnb

★★★★★ · 3 days ago · Stayed about a week

We had a wonderful stay here. The location was excellent, the place was very spacious, and there was plenty of room to relax. It was also very stylishly furnished, which made it feel especially comfortable. Th...

[Show more](#)

[How reviews work](#)

Where you'll be

St. Pete Beach, Florida, United States

68°F Heavy rain

4:51 PM 2/27/2026

2962 E Vina Del Mar Blvd

CE20260125

Airbnb review policy

- **When you can leave a review for a stay**

Hosts and guests can only leave reviews for stays that have been booked and paid for on Airbnb.

- **When can reviews be submitted and published**

Hosts and guests have 14 days after checkout to submit their review. Guests and Hosts can also leave a review for certain reservations that are canceled on or after the day of check-in (12:00 AM in the listing's time zone).

↳ Reviews are posted after both parties have submitted their reviews, or once the 14-day period has ended—whichever comes first.

If a Host cancels a reservation before the day of check-in, neither the Host nor the guest will be able to leave a review for the stay.

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

USPS CERTIFIED MAIL



9214 8901 9403 8361 3576 78

LVD HOMES LLC
6415 PELICAN DR S
ST PETERSBURG FL 33707-3033

NOH 20260125 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8359 3853 55

LVD HOMES LLC
6415 PELICAN DR S
ST PETERSBURG FL 33707-3033

II NOV 20260125 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8361 3570 74

VAN DEILEN LINDSEY
6415 PELICAN DR S
ST PETERSBURG FL 33707-3033

RA NOH 20260125 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8359 3853 86

VAN DEILEN LINDSEY
6415 PELICAN DR S
SAINT PETERSBURG FL 33707-3033

RA II NOV 20260125 SR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260096
City of St Pete Beach v. Crook, Michelle Crook,
Jaymie
Address: 4381 Poinsettia Dr St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: April 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 6.15 - Fences and Walls**
Fences and walls are permitted, provided fences and walls shall not exceed four feet in height in required front yards and eight feet in height elsewhere. Secondary front yards shall also be considered as front yards for the purposes of this section; provided, however, fences and walls in waterfront yards shall not exceed four feet in height. See also section 6.21 for visibility requirements at street intersections.

(a)The height of a fence or a wall shall be determined from grade to the average top elevation of the fence or wall. Landscape berms, in conjunction with fences, shall be included in height determinations.

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
 4. Evidence
 5. Courtesy Notice
 6. Courtesy Notice Banner
 7. Notice of Hearing Banner
 8. Notice of Violation Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260096

vs.

CROOK, MICHELLE CROOK, JAYMIE
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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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.

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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 03/19/2026



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: 4381 POINSETTIA DR

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

Name of Property Owner(s): CROOK, MICHELLE CROOK, JAYMIE

Case No.: 20260096 Code Enforcement Officer: Lucy Knight

Hearing Date: 04/13/2026 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 03/19/2026

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

03/05/2026

CROOK, MICHELLE CROOK, JAYMIE
4381 POINSETTIA DR
ST PETE BEACH, FL , 33706-2561

RE: Case Number 20260096
Violation Address: 4381 POINSETTIA DR
Parcel ID#: 073216075240090760

Dear Property Owner:

A fence measuring approximately five (5+) feet in height has been installed extending all the way to the sea wall on your property. We have no record of a permit having been issued for the installation of this fence. We kindly request you take care of the issue.

Sec. 6.15 - Fences and Walls

Fences and walls are permitted, provided fences and walls shall not exceed four feet in height in required front yards and eight feet in height elsewhere. Secondary front yards shall also be considered as front yards for the purposes of this section; provided, however, fences and walls in waterfront yards shall not exceed four feet in height. See also section 6.21 for visibility requirements at street intersections.

(a)The height of a fence or a wall shall be determined from grade to the average top elevation of the fence or wall. Landscape berms, in conjunction with fences, shall be included in height determinations.

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 03/16/2026**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

A handwritten signature in cursive script that reads "Lucy Knight".

Lucy Knight
Code Enforcement Officer

CE20260096

- **Respondent(s): Michelle Crook & Jaymie Crook**
- **Violation address: 4381 Poinsettia Dr.**
- **Violation(s) description: The property is in violation of section 123.1 Permits required, section 6.15 Fences and Walls of the Code of Ordinance of the City of St. Pete Beach**

CE20260096

Case Summary

- Initial inspection: 2/7/2025**
- Notice of Violation dated and mailed certified: 03/19/2026**
- Notices of Hearing dated and posted on the property: 03/19/2026**

CE20260096

Affidavit of Posting

Mar 19, 2026 at 10:46:24 AM
St. Pete Beach, FL

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: 4381 POINSETTIA DR

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

Name of Property Owner(s): CROOK, MICHELLE CROOK, JAYMIE

Case No.: 20260096 Code Enforcement Officer: Lucy Knight

Hearing Date: 04/13/2026 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 03/19/2026

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

X Lucy Knight
Signature of Officer posting

Lucy Knight
Print Name

4381 Poinsettia Dr

CE20260096

Unpermitted fence



4381 Poinsettia Dr.

CE20260096

Unpermitted fence



4381 Poinsettia Dr.

CE20260096

Unpermitted fence



4381 Poinsettia Dr.



COURTESY NOTICE

02/20/2026

CROOK, MICHELLE CROOK, JAYMIE
4381 POINSETTIA DR
ST PETE BEACH, FL 33706-2561

RE: Case Number 20260096
Violation Address: 4381 POINSETTIA DR
Parcel ID#: 073216075240090760

Dear Property Owner and/or Occupant,

A fence measuring approximately five (5+) feet in height has been installed extending all the way to the sea wall on your property. We have no record of a permit having been issued for the installation of this fence.

Your property at 4381 POINSETTIA DR is found to be in violation of the following code(s).

Sec. 6.15 - Fences and Walls

Fences and walls are permitted, provided fences and walls shall not exceed four feet in height in required front yards and eight feet in height elsewhere. Secondary front yards shall also be considered as front yards for the purposes of this section; provided, however, fences and walls in waterfront yards shall not exceed four feet in height. See also section 6.21 for visibility requirements at street intersections.

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CITY OF ST. PETE BEACH

OFFICER Lucy Knight

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

Compliance must be met by the revisit date of **02/27/2026**.

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

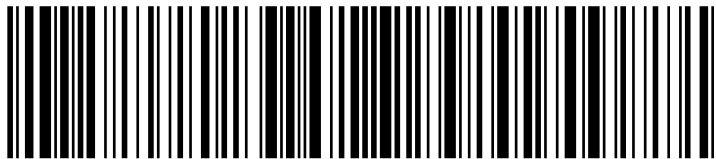
If you have any question, please contact St. Pete Beach Code Enforcement.

(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 8357 8598 10

CROOK MICHELLE
CROOK JAYMIE
4381 POINSETTIA DR
ST PETE BEACH FL 33706-2561

CN 20260096 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8362 5074 54

CROOK MICHELLE
CROOK JAYMIE
4381 POINSETTIA DR
ST PETE BEACH FL 33706-2561

NOH 20260096 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8360 3077 35

CROOK MICHELLE
CROOK JAYMIE
4381 POINSETTIA DR
ST PETE BEACH FL 33706-2561

NOV 20260096 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260046
City of St. Pete Beach v. Pardo, Robert E
Address: 3593 Belle Vista Dr E St. Pete Beach,
FL 33706

Action Request: N/A

Strategic Objective:

Date: April 13, 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.
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.
(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:

(1) Structures that are:
a. Partially destroyed; or
b. Left in a state of disrepair; or
c. Left in a state of partial construction beyond the valid timeframe of the permit.

(2) Abandoned or broken equipment; broken or discarded furniture and household appliances in visible yard areas.

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

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

(b) Standards for improved property.

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

(22) Trees. 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.

(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. Courtesy Notice
6. Notice of Hearing Banner
7. Notice of Violation Banner
8. Courtesy Notice Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260046

vs.

PARDO, ROBERT E
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 **04/13/2026** 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 **3593 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 03/19/2026



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: 3593 BELLE VISTA DR E

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

Name of Property Owner(s): PARDO, ROBERT E

Case No.: 20260046 Code Enforcement Officer: Lucy Knight

Hearing Date: 04/13/2026 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 03/19/2026

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

02/27/2026

PARDO, ROBERT E
3593 BELLE VISTA DR E
ST PETE BEACH FL 33706-2622 ,

RE: Case Number 20260046
Violation Address: 3593 BELLE VISTA DR E
Parcel ID#: 073216075420040190

Dear Property Owner:

The grass, weeds are overgrown, dead palm tree, vegetation, fence in disrepair, junk in front yard. Please maintain lot regularly.

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.

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.

(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:

- (1) Structures that are:
 - a. Partially destroyed; or
 - b. Left in a state of disrepair; or
 - c. Left in a state of partial construction beyond the valid timeframe of the permit.
- (2) Abandoned or broken equipment; broken or discarded furniture and household appliances in visible yard areas.
- (4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure to maintain the premises in a clean, safe and sanitary condition is a violation. The owner and operator shall keep that part of the exterior property subject to its control or occupancy in a clean and sanitary condition.
- (6) Garbage and trash containers stored in a manner visible from the street.

Sec. 98-66 - Residential and Commercial Property Maintenance

- (a) All premises shall be maintained in compliance with the standards in this section.
- (b) Standards for improved property.
 - (20) Grass, weeds and uncultivated vegetation. All grasses or weeds, and uncultivated vegetation, shall not exceed ten inches in height on improved property, including the area between the edge of the pavement in the street and the lot line.
 - (22) Trees. 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.
 - (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 **03/13/2026**. 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

CE20260046

- **Respondent(s): Robert E Pardo**
- **Violation address: 3593 Belle Vista Dr E**
- **Violation(s) description: The property is in violation of section 46-33 Enumeration 1 (a), (b), (2), (3), (13) section 98-65 Unsightly Condition (1) a ,b , c, (2), (4), (6) section 98-66 Residential and Commercial Property Maintenance (a, b), (20), (22) a, (e) of the Code of Ordinance of the City of St. Pete Beach**

CE20260046

Case Summary

- Initial inspection: 01/27/2026**
- Notice of Violation dated and mailed certified: 02/27/2026**
- Notices of Hearing dated and posted on the property: 03/19/2026**

CE20260046

Affidavit of Posting

Mar 19, 2026 at 10:51:04 AM
St. Pete Beach, FL

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: 3593 BELLE VISTA DR E

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

Name of Property Owner(s): PARDO, ROBERT E

Case No.: 20260046 Code Enforcement Officer: Lucy Knight

Hearing Date: 04/13/2026 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 03/19/2026

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

X Lucy Knight
Signature of Officer posting

Lucy Knight
Print Name

3593 Belle Vista Dr E

CE20260046

Fence in Disrepair



Jan 27, 2026 at 10:17:41 AM
St. Pete Beach, FL

3593 Belle Vista Dr E

CE20260046

Weeds and Grass



Jan 27, 2026 at 10:17:17 AM
St. Pete Beach, FL

3593 Belle Vista Dr E

CE20260046

Debris/Palm Tree



Mar 17, 2026 at 11:31:44 AM
St. Pete Beach, FL

3593 Belle Vista Dr E

CE20260046

Debris on side of house



Jan 27, 2026 at 10:18:28 AM
St. Pete Beach, FL

3593 Belle Vista Dr E



COURTESY NOTICE

01/27/2026

PARDO, ROBERT E
3593 BELLE VISTA DR E
ST PETE BEACH FL 33706-2622

RE: Case Number 20260046
Violation Address: 3593 BELLE VISTA DR E
Parcel ID#: 073216075420040190

Dear Property Owner and/or Occupant,

The grass and weeds are overgrown on lot, dead palm tree, fence in disrepair, junk in front yard, old boat, and trailer. We kindly request you to maintain property regularly.

Your property at 3593 BELLE VISTA DR E is found to be in violation of the following code(s).

Sec. 46-33 - Enumeration.

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

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- b. Dead branches or fronds on trees or shrubs.**

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.

(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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- c. Left in a state of partial construction beyond the valid timeframe of the permit.

(2) Abandoned or broken equipment; broken or discarded furniture and household appliances in visible yard areas.

(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.

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(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. 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.

(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.

CITY OF ST. PETE BEACH



OFFICER Lucy Knight

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

Compliance must be met by the revisit date of **02/13/2026**.

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 8362 5069 69

PARDO ROBERT E
3593 BELLE VISTA DR E
ST PETE BEACH FL 33706-2622

NOH 20260046 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8359 1532 82

PARDO ROBERT E
3593 BELLE VISTA DR E
ST PETE BEACH FL 33706-2622

NOV 20260046 LK
Jennifer Daunch

\$8.8600

City of St Pete Beach
155 Corey Ave
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USPS CERTIFIED MAIL



9214 8901 9403 8353 8518 49

PARDO ROBERT E
3593 BELLE VISTA DR E
ST PETE BEACH FL 33706-2622

CN 20260046 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260119
City of St. Pete Beach v. Leaf, Ty Jacob
Address: 4111 Miller Dr St. Pete Beach, Fl 33706

Action Request: N/A

Strategic Objective:

Date: April 13, 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. 46-33 - Enumeration.

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

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

(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.

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

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

Sec. 98-67 - Junk vehicle, Junk vessels, and abandoned property

(e) Absence of a current license plate or current registration as prima facie evidence of abandonment. For the purpose of the enforcement of this article, the absence of a current license plate or current registration on a vehicle or boat shall be prima facie evidence that such vehicle or boat is abandoned, junked or discarded. The presence of a current license plate or registration solely shall not, in and of itself, exempt any vehicle or boat from the provisions of this article.

Sec. 99-6. - Maintenance requirements.

(a) Properties subject to this chapter shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state, or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, or any other items that give the appearance that the property is abandoned or not being properly maintained. Weeds, overgrown brush or dead vegetation over ten inches tall are prohibited.

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: 20260119

vs.
LEAF, TY JACOB
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 **04/13/2026** 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 **4111 MILLER 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 03/31/2026

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: 4111 MILLER DR

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

Name of Property Owner(s): LEAF, TY JACOB

Case No.: 20260119 Code Enforcement Officer: Lucy Knight

Hearing Date: 04/13/2026 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 03/31/2026

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

03/13/2026

LEAF, TY JACOB
4111 MILLER DR
ST PETE BEACH FL 33706-2648 ,

RE: Case Number 20260119
Violation Address: 4111 MILLER DR
Parcel ID#: 073216075240090430

Dear Property Owner:

Fence in disrepair, construction blocks in front yard and weeds. Unregistered tag on trailer

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. 46-33 - Enumeration.

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

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

(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.

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

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

Sec. 98-67 - Junk vehicle, Junk vessels, and abandoned property

(e) Absence of a current license plate or current registration as prima facie evidence of abandonment. For the purpose of the enforcement of this article, the absence of a current license plate or current registration on a vehicle or boat shall be prima facie evidence that such vehicle or boat is abandoned, junked or discarded. The presence of a current license plate or registration solely shall not, in and of itself, exempt any vehicle or boat from the provisions of this article.

Sec. 99-6. - Maintenance requirements.

(a) Properties subject to this chapter shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state, or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, or any other items that give the appearance that the property is abandoned or not being properly maintained. Weeds, overgrown brush or dead vegetation over ten inches tall are prohibited.

These violation(s) must be corrected **no later than 03/27/2026**. 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

CE20260119

- **Respondent(s): Ty Jacob Leaf**
- **Violation address: 4111 Miller Dr**
- **Violation(s) description: The property is in violation of section 46-33 Enumeration (2), (3), (13) section, section 98-66 Residential and Commercial Property Maintenance (a), (20), (24), (e), section 98-67 Junk Vehicle, Junk Vessels, and Abandoned Property (e), section 99-6 Maintenance requirements (a) of the Code of Ordinance of the City of St. Pete Beach**

CE20260119

Case Summary

- Initial inspection: 02/27/2026**
- Notice of Violation dated and mailed certified: 03/13/2026**
- Notices of Hearing dated and posted on the property: 03/31/2026**

CE20260119

Affidavit of Posting

Mar 31, 2026 at 11:37:11 AM
St. Pete Beach, FL

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: 4111 MILLER DR

POST AT: City Hall 155 Corey Ave St. Pete Beach, FL 33706
Name of Property Owner(s): LEAF, TY JACOB
Case No.: 20260119 Code Enforcement Officer: Lucy Knight
Hearing Date: 04/13/2026 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 03/31/2026
ADDRESS AT WHICH POSTED 155 Corey Ave St. Pete Beach, FL 33706

X *Lucy Knight* Lucy Knight
Signature of Officer posting Print Name

4111 Miller Dr

CE20260119

Fence in Disrepair



4111 Miller Dr

CE20260119

Fence in Disrepair



4111 Miller Dr

CE20260119

Weeds and Grass

Mar 13, 2026 at 10:03:03 AM
St. Pete Beach, FL



4111 Miller Dr

CE20260119

Construction Materials



4111 Miller Dr

CE20260119

Unregistered Trailer Tag



4111 Miller Dr

CE20260119

Debris in yard



4111 Miller Dr



COURTESY NOTICE

02/27/2026

LEAF, TY JACOB
4111 MILLER DR
ST PETE BEACH FL 33706-2648

RE: Case Number 20260119
Violation Address: 4111 MILLER DR
Parcel ID#: 073216075240090430

Dear Property Owner and/or Occupant,

The weeds are overgrown on the lot, fence in disrepair, and construction materials on lot. We kindly request you to maintain lot regularly.

Your property at 4111 MILLER DR is found to be in violation of the following code(s).

Sec. 46-33 - Enumeration.

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

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

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

(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.

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

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

Sec. 99-6. - Maintenance requirements.

(a) Properties subject to this chapter shall be kept free of weeds, overgrown brush, dead vegetation, trash, junk, debris, building materials, any accumulation of newspapers, circulars, flyers, notices, except those required by federal, state, or local law, discarded personal items including, but not limited to, furniture, clothing, large and small appliances, or any other items that give the appearance that the property is abandoned or not being properly maintained. Weeds, overgrown brush or dead vegetation over ten inches tall are prohibited.

CITY OF ST. PETE BEACH



OFFICER Lucy Knight

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

Compliance must be met by the revisit date of **03/12/2026**.

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 8359 1618 43

LEAF TY JACOB
4111 MILLER DR
ST PETE BEACH FL 33706-2648

CN 20260119 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8361 6502 81

LEAF TY JACOB
4111 MILLER DR
ST PETE BEACH FL 33706-2648

NOV 20260119 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8364 3476 38

LEAF TY JACOB
4111 MILLER DR
ST PETE BEACH FL 33706-2648

NOH 20260119 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260047
City of St Pete Beach v. Curtis, Genevieve W
Address: 3307 E De Bazan Ave St Pete Beach,
FL 33706-4058

Action Request: N/A

Strategic Objective:

Date: April 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 98-66 - Residential and Commercial Property Maintenance**

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

(b) Standards for improved property.

(22) Trees. 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.

Funding: N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Repeat Notice of Violation
4. Evidence
5. Notice of Hearing Banner
6. 20250045 Curtis Cost Order 7-16-25

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260047

vs.

CURTIS, GENEVIEVE W
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 **04/13/2026** 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 **3307 E DE BAZAN 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 03/24/2026

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: 3307 E DE BAZAN AVE

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

Name of Property Owner(s): CURTIS, GENEVIEVE W

Case No.: 20260047 Code Enforcement Officer: Steven Rivera

Hearing Date: 04/13/2026 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 03/24/2026

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 REPEAT VIOLATION

3/24/2026

CURTIS, GENEVIEVE W
3307 E DE BAZAN AVE
ST PETE BEACH, FL 33706-4058

RE: Case Number 20260047
Violation: 98-66 (a) (b) (22) a.
Violation Address: 3307 E DE BAZAN AVE
Parcel ID#: 073216218520170040

Dear Property Owner:

The dead trees on the property are prohibited as outlined in the code.

Your property was found in violation by the Special Magistrate on 5/12/2025, for the same violation (98-66). This constitutes a repeat violation of the section mentioned above and will not be allowed to continue. Once you are cited for a violation of the Code for a specified activity, such citation remains in effect for repeat violations.

Please be advised that this matter is being referred to the Special Magistrate for hearing on 4/13/2026.

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

Sincerely,

Steven Rivera

Steven Rivera
Code Enforcement Officer

CE20260047

- **Respondent(s): Genevieve W Curtis**
- **Violation address: 3307 E De Bazan Ave**
- **Violation(s) description: The property is in violation of section 98-66 (a),(b) & (22) a. Residential and Commercial Property Maintenance of the Code of Ordinance of the City of St. Pete Beach**

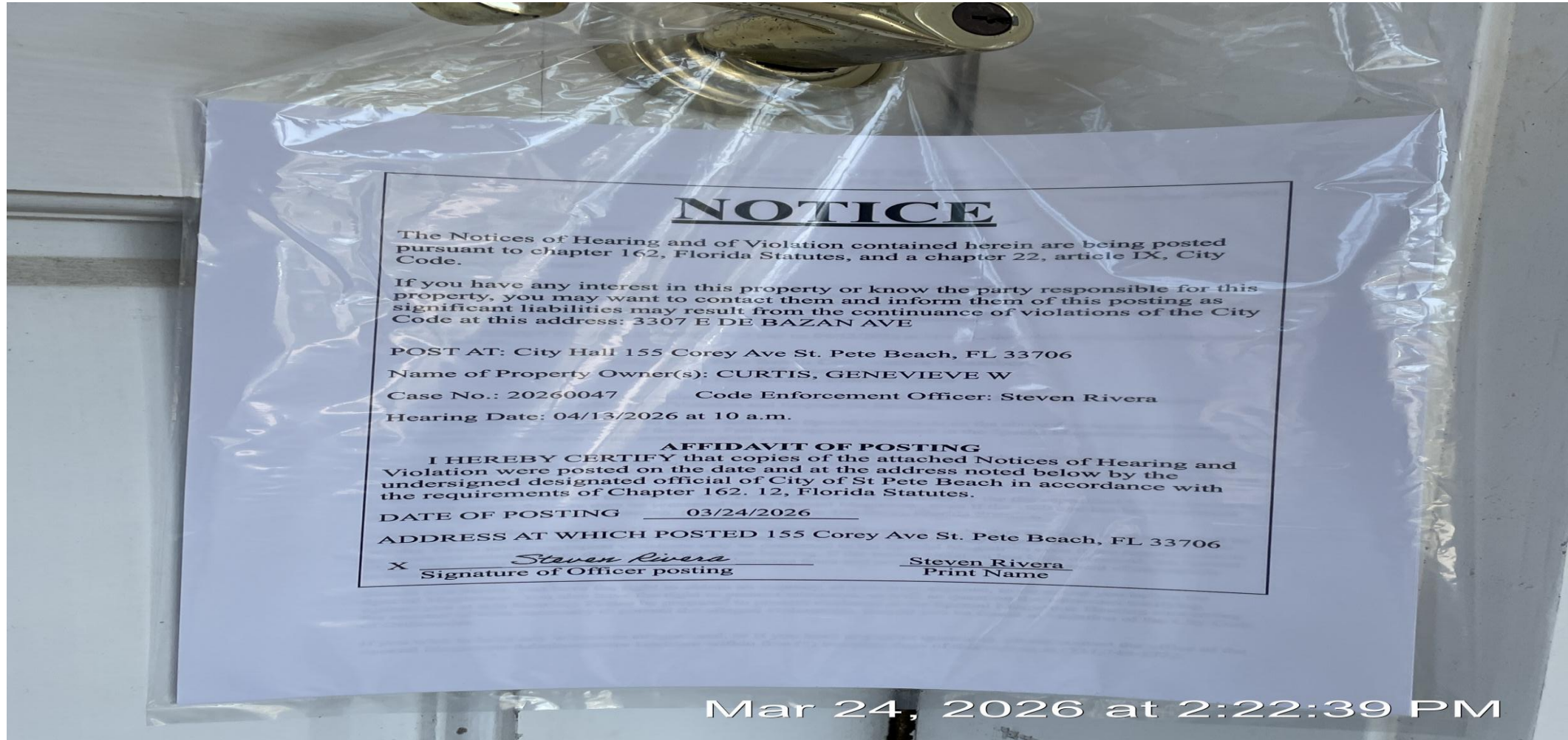
CE20260047

Case Summary

- Initial inspection: 01/28/2026**
- Notice of Repeat Violation dated and mailed certified: 3/24/2026**
- Notices of Hearing dated and posted on the property: 3/24/2026**

CE20260047

Affidavit of Posting



3307 E De Bazan Ave.

CE20260047

Dead tree



3307 E De Bazan Ave

CE20260047

Dead tree



3307 E De Bazan Ave

CE20260047

Dead limbs



3307 E De Bazan Ave

CE20260047

Dead limbs



3307 E De Bazan Ave

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

USPS CERTIFIED MAIL



9214 8901 9403 8363 2102 30

CURTIS GENEVIEVE W
3307 E DE BAZAN AVE
ST PETE BEACH FL 33706-4058

NOH 20260047 SR
Jennifer Daunch

\$8.8600

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250045

ADDRESS: 3307 E. De Bazan Ave.

GENEVIEVE W. CURTIS,

Respondent.

_____ /

FINAL ORDER IMPOSING COSTS

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

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Steven Rivera.
2. Respondent's son, Robert Curtis, appeared on behalf of Respondent. Mr. Curtis testified that he possessed the requisite authority to represent Respondent in this matter.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that she was in violation of Sections 46-33, 98-65, and 98-66 of the City's Code of Ordinances for maintaining a fence in disrepair, dead trees and overgrown vegetation on the property, as well as debris, trash, and palm fronds, and failing to maintain the pool.
5. In a Final Administrative Order dated May 19, 2025, Respondent was found to be in violation of the stated code sections and given fourteen (14) days to remove or register the boat and trailer, and thirty (30) days to remove the dead trees and vegetation.
6. Code Enforcement Officer Rivera testified and submitted photographic evidence demonstrating that the boat and trailer were now registered and the vegetation had been cleaned up, and one dead tree was removed. He testified that he had the City arborist go out to the property to assess the other trees and submitted an email from the arborist which detailed that three trees should be removed.

7. Mr. Curtis testified that he is a botanist and a licensed nurseryman by the State of Florida. He presented evidence and testimony detailing that sprouts on the trees that the City's arborist determined had no value and should be removed. Mr. Curtis testified that these trees had been storm ravaged and that needed care, and that a determination on whether they could be saved needed to occur at the end of the growing season, which is the end of fall. He testified that the trees in question the City is concerned about all have sprouts and he is confident that they will come back and be viable. There is one tree, which was not at issue, that he intends to remove.
8. Mr. Curtis requested to make inquiry to the City's arborist; however, the City did not have the arborist present for Mr. Curtis to cross-examine.

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

9. Based on the credible testimony of Mr. Curtis, it is found the Respondent is in compliance with the Final Administrative Order dated May 19, 2025.
10. No fines will be assessed, but Respondent shall be responsible for the **\$330** in reasonable administrative costs of the City.
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.
12. Pursuant to Section 22-279(a) of the City's Code of Ordinances, Respondent may request a hearing to challenge the fine amount within twenty (20) days of the date of this Order if any fines are assessed.

Order entered on July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email Respondent to g.curtis@myfastmail.com on July 16, 2025.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but

shall be limited to appellate review of the record created before the Special Magistrate. An appeal shall be filed within thirty (30) days of the execution of the order that is being appealed. The person or entity filing the appeal shall be responsible for submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, Florida Statutes.

I hereby certify this to be a true and exact copy of the
Special Magistrate Order for Case# 20250045 on file in the
office of the City Clerk of St. Pete Beach, Pinellas County, Florida.

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

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

Agenda Report

Agenda Title Name: Case # 20260166
City of St Pete Beach v. Jeffrey Myers
Address: 191 73rd Ave St Pete Beach FL 33706

Action Request: N/A

Strategic Objective:

Date: April 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Nuisance – City to abate

Funding: N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Repeat Notice of Violation
4. Evidence
5. SPB Chronic Nuisance Order
6. Notice of Nuisance
7. Notice of Repeat Violation Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260166

vs.
MYERS, JEFFREY
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 **04/13/2026** 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 **191 73RD 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 03/30/2026

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: 191 73RD AVE

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

Name of Property Owner(s): MYERS, JEFFREY

Case No.: 20260166 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 04/13/2026 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 03/30/2026

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 REPEAT VIOLATION

3/30/2026

MYERS, JEFFREY
191 73RD AVE
ST PETE BEACH, FL 33706-1916

RE: Case Number 20260166
Violation: 46-33 Enumeration, 98-65 Unsightly conditions, 98-66 Residential & commercial property maintenance
Violation Address: 191 73RD AVE
Parcel ID#: 363115051120040010

Dear Property Owner:

Your property continues to be a nuisance in accordance with cases #20210494 / #20230536 / #20240504 and is considered blight to the community of St. Pete Beach.

Your property was found in violation by the Special Magistrate on 7/17/2025, for the same violation (46-33, 98-65, 98-66). This constitutes a repeat violation of the section mentioned above and will not be allowed to continue. Once you are cited for a violation of the Code for a specified activity, such citation remains in effect for repeat violations.

Please be advised that this matter is being referred to the Special Magistrate for hearing on 4/13/2026.

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

Sincerely,

A handwritten signature in black ink that reads "Ayako Ruckdeschel".

Ayako Ruckdeschel
Code Enforcement Officer

CE20260166

- **Respondent(s): Jeffrey Myers**
- **Violation address: 191 73rd Ave**
- **Violation(s) description: The property is a repeat violation of section 46-33 Enumeration (12) & (13), section 98-65 Unsightly conditions (2), (3), (4) & (6), section 98-66 Residential and Commercial Property Maintenance (e) of the Code of Ordinance of the City of St. Pete Beach**

CE20260166

Case Summary

- Initial inspection: 3/23/2026**
- Notice of Repeat Violation dated and mailed certified: 3/30/2026**
- Notice of Nuisance dated and mailed certified: 3/30/2026**
- Notices of Hearing dated and posted on the property: 3/30/2026**

CE20260166 Affidavit of Posting



191 73rd Ave

CE20260166 Debris



191 73rd Ave

CE20260166 Debris

Mar 23, 2026 at 10:27:49 AM



191 73rd Ave

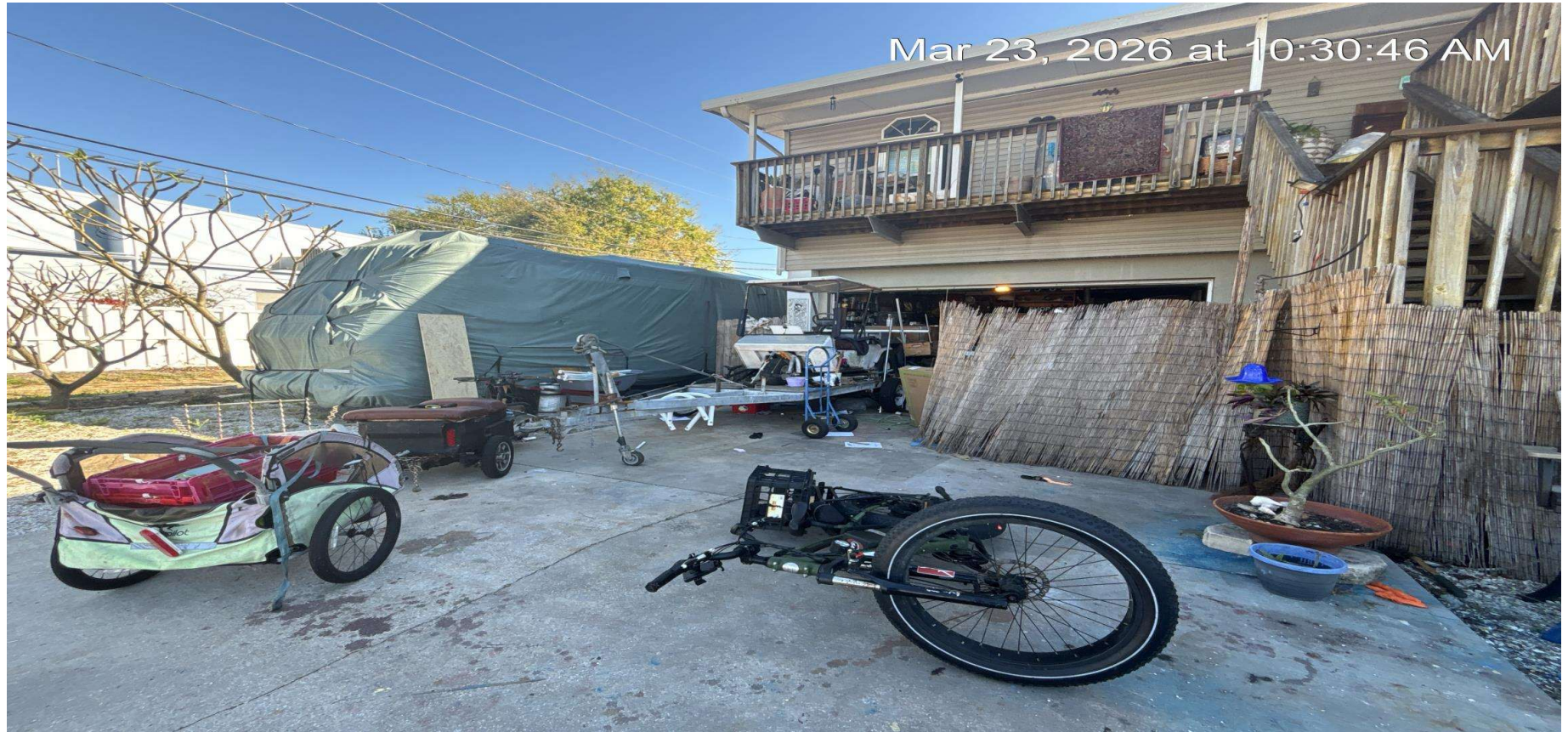
CE20260166 Debris

Mar 23, 2026 at 10:29:19 AM



191 73rd Ave

CE20260166 Debris



191 73rd Ave

CE20260166 Debris

Mar 23, 2026 at 10:31:20 AM



191 73rd Ave

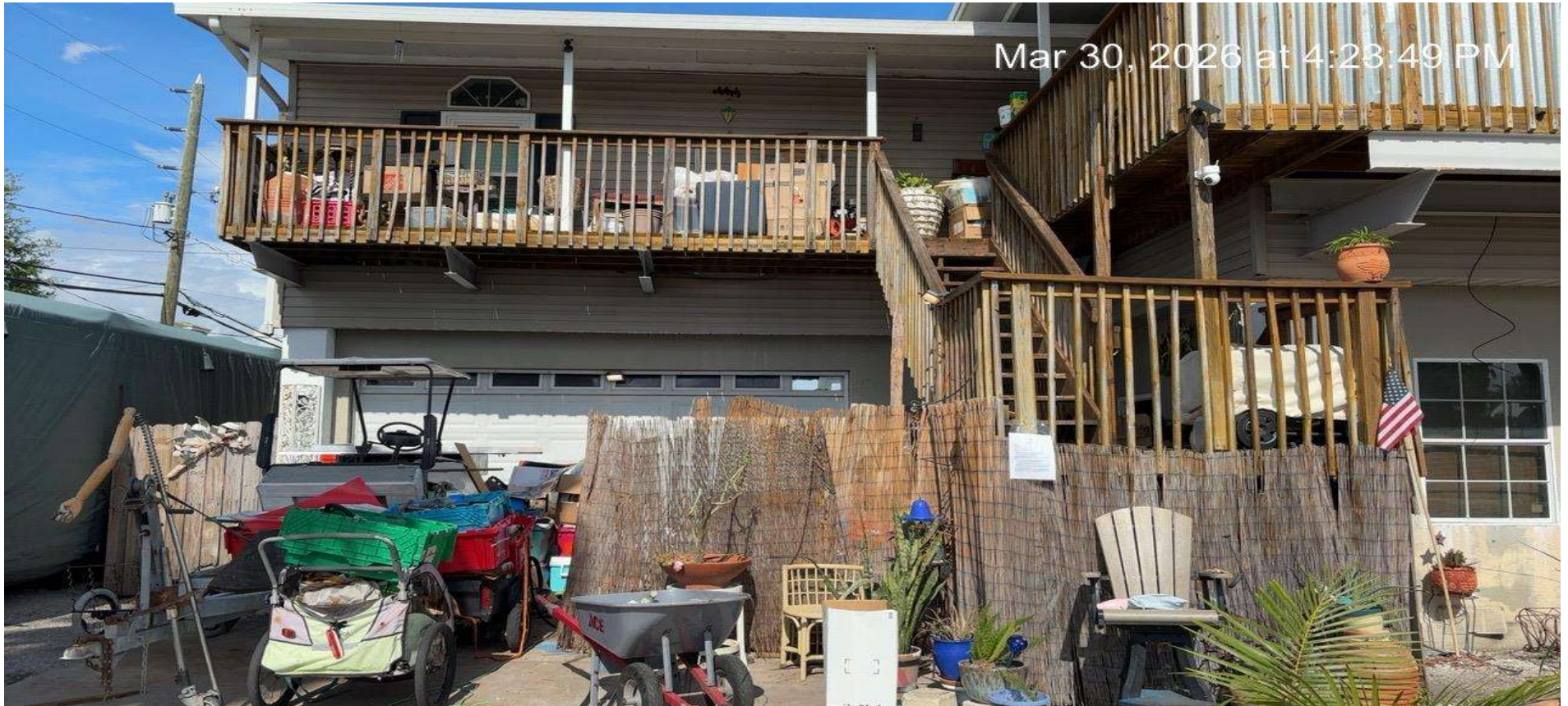
CE20260166 Debris

Mar 23, 2026 at 10:33:07 AM



191 73rd Ave

CE20260166 Debris



191 73rd Ave

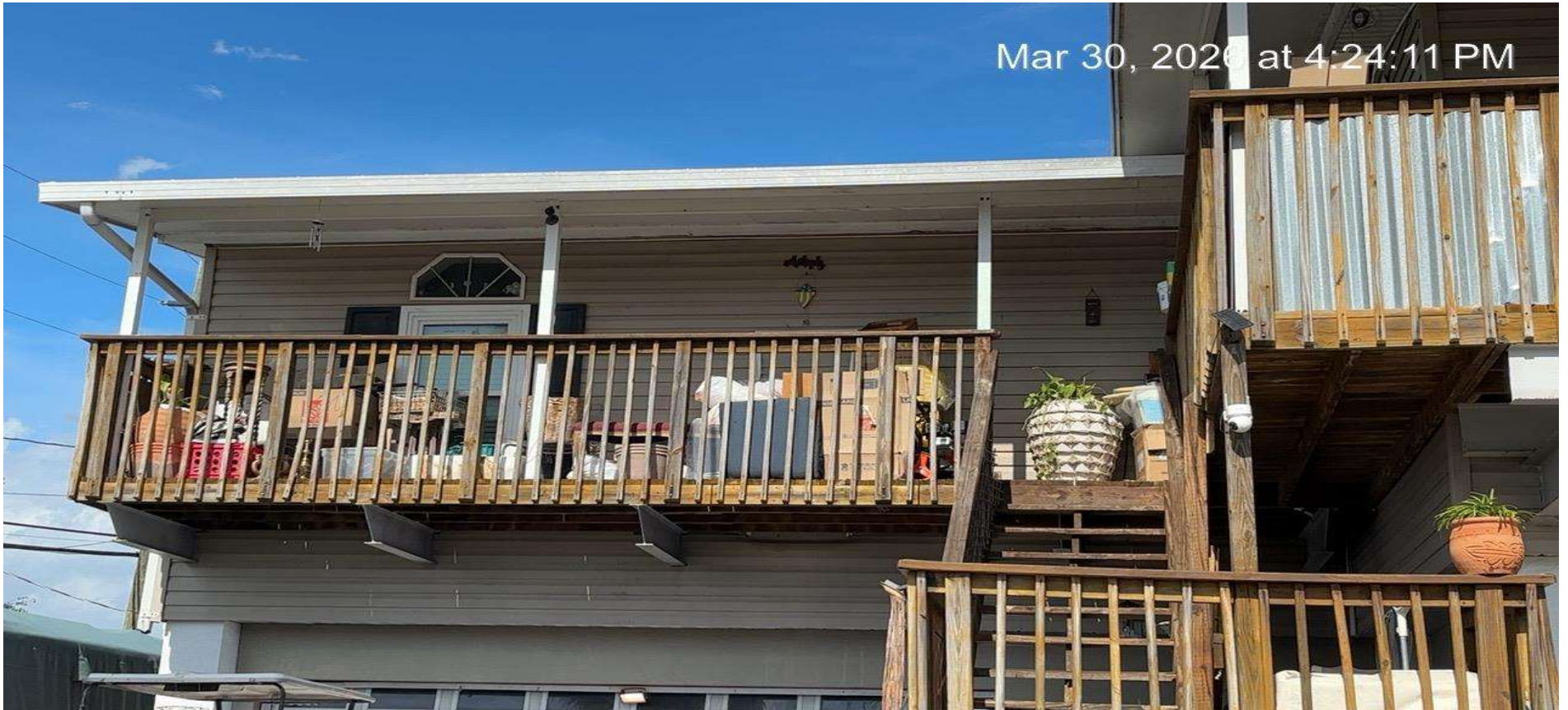
CE20260166 Debris



191 73rd Ave

CE20260166

Debris



191 73rd Ave

CE20260166

Debris



191 73rd Ave

CE20260166 Debris

Mar 30, 2026 at 4:24:52 PM



191 73rd Ave

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20240504

ADDRESS: 191 73rd Ave.

JEFFREY MYERS,

Respondent.

_____ /

CHRONIC NUISANCE SERVICE ORDER

This matter came before the Special Magistrate on July 16, 2025. The Special Magistrate, pursuant to Sections 46-145 & 46-146 of the City of St. Pete Beach Code of Ordinances, and having reviewed the record, testimony, argument of the parties, and being otherwise fully advised in the premises, finds as follows:

1. On January 12, 2022, the Special Magistrate issued Findings of Fact and Order Directing Compliance and Imposing a Fine in Code Enforcement Case No. 20210494. The order found Respondent in violation of Section 98-66 of the City's Code of Ordinances for the storage of junk and debris on the property and gave Respondent until January 20, 2022, by 5:00 p.m. to come into compliance or a fine would be imposed retroactive to the date of the hearing of January 10, 2022.
2. Respondent failed to bring the property into compliance by the deadline set forth in the order, and a daily running fine was imposed on the property.
3. On November 14, 2023, less than two years later, the Special Magistrate in a Final Administrative Order in Code Enforcement Case No. 20230536, found Respondent in violation of Sections 6.13, 46-33, and 98-65 of the City's Code of Ordinances for maintaining unregistered and inoperable vehicles on the property, as well as for the storage of junk and debris on the property. The Magistrate gave Respondent thirty (30) days to remove the debris and junk off the property and address the issues with the trailers and vehicles.
4. Respondent failed to bring the property into compliance by the deadline set forth in the order, and a daily running fine was imposed on the property.
5. As demonstrated by photographs in the record dated September 23, 2021; December 19, 2021; May 6, 2022; May 11, 2022; September 13, 2023; October 16, 2023; January 8, 2024; April 4, 2025; May 27, 2025; June 3, 2025; June 11, 2025; June 13, 2025; June 28, 2025; and July 2,

2025, the property has continues to accumulate junk, debris, and trash, regardless of the attempts at clearing the property.

6. While some progress has been made over the course of the six year period the photographs span, the property has failed to come into compliance, or even substantial compliance, with the City's Code of Ordinances and continues to maintain junked, wrecked, or abandoned property in the yard, driveway, and visible areas of the property, as well as the accumulation of other trash and debris in violation of the City's Code of Ordinances and previous special magistrate orders.

7. The property was declared a chronic nuisance by the City for maintaining a pattern of nuisance activity to include activities relating to the violations of having junked, wrecked, or abandoned property as defined in Chapter 46 of the City's Code of Ordinances, as well as failing to correct code violations on or before the date specified in a notice of violation issued in accordance with Section 22-276 of the City's Code of Ordinances.

8. The City sent proper legal notice of the declaration of the chronic nuisance to Respondent in accordance with Chapter 46 of the City's Code of Ordinances.

9. Respondent failed to provide the City with a written action plan as required by Chapter 46 of the City's Code of Ordinances.

10. A hearing was held before the Special Magistrate wherein the undersigned reviewed the record and evidence upon which the City based its declaration of chronic nuisance and heard testimony from Peyt Dewar, City of St. Pete Beach Code Enforcement Supervisor, and Respondent, Jeffrey Myers.

Based on the foregoing it is hereby, **ORDERED** and **ADJUDGED**, as follows:

11. No sooner than **fourteen (14) days** after the date of this order, the City may enter upon the Respondent's property to abate the chronic nuisance. Prior to entering upon the property, the City must give Respondent **forty-eight (48) hours'** notice that it intends to enter upon the property. This notice shall be conspicuously posted on the property.

12. The City may not enter into the structure without the consent of the property owner and abatement services are confined to the exterior of the property, including the second-story balcony area and other areas visible from public view. Access to the second-story may be gained by consent of the property owner or by other legal means.

13. The City may bill the actual reasonable costs of any chronic nuisance services to the property owner as provided in Chapter 46 of the City's Code of Ordinances and any other applicable law.

14. After a diligent search, the undersigned finds no mortgagee of record associated with the property address.

15. Upon certification of this Order by the City, the City shall cause this Order to be recorded in the public records.

16. This Order shall be in full force and effect and the Special Magistrate shall retain jurisdiction of this matter for a period not to exceed one (1) year from the date of this Order, unless chronic nuisance activity persists within the year. If there is no further chronic nuisance activity at the property within the one (1) year period, this Order shall terminate.

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 17th day of July 2025.

Erica Augello

Erica F. Augello, BCS
Special Magistrate

A copy of this Order was sent via Certified Mail Return Receipt and US First Class Mail to Respondent at 191 73rd Ave., St. Pete Beach, FL 33706 on July 17, 2025.

APPEALS

Any aggrieved party may appeal this Order to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of this Order.

I hereby certify this to be a true and exact copy of the Special Magistrate Order for Case# 20240504 on file in the office of the City Clerk of St. Pete Beach, Pinellas County, Florida.

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



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

Notice of Nuisance

03/30/2026

MYERS, JEFFREY
191 73RD AVE
ST PETE BEACH, FL 33706-1916

Our records indicate that you are the owner(s) of the following property in the City of St. Pete Beach, Florida:

Address and Parcel ID: 191 73RD AVE 363115051120040010

An inspection of this property discloses, and I have found and determined that a nuisance has occurred in that:

Junked, wrecked, abandoned property as defined in chapter 46, article III (the City of St. Pete Beach "Chronic Nuisance Property Code" engaged in by the property owner, agent, tenant, or invitee of the property owner, agent or tenant exhibits a pattern of nuisance, failing to correct code violations in the time ordered by the Special Magistrate in any order entered pursuant to section 22-277 of this Code; Final order #20210494 on 1/12/2022, Final order #20230539 on 1/11/2024 and Final order #20240504 on 7/17/2025.

You are hereby notified that unless the condition above described is remedied so as to abate the nuisance within fourteen (14) days from the date hereof, the City of St. Pete Beach will proceed to remedy this condition and the cost of the work to remedy the condition, advertising costs, administrative costs and other expenses, will be imposed as a lien on the property described. To remedy the condition causing the nuisance, the following must occur:

The property owner is required to provide the City with a written action plan outlining the specific measures that you will take to eliminate the re-occurrence of nuisance activities on the property. The action plan must be provided to the City no later than 15 days from the date of the declaration notice of chronic nuisance property on 3/30/2026. Failure to provide the City with a timely written action plan shall be a violation of this article and entry of a chronic nuisance service order by the Special Magistrate; costs of any chronic nuisance services provided by the City to a property that has been declared to be a chronic nuisance may be levied against the property as a non-ad valorem assessment superior to all other private rights, interests, liens, encumbrances, titles and claims upon the property and equal in rank and dignity with a lien for ad valorem taxes; and all unpaid assessments may be certified to the tax collector for collection pursuant to the uniform method provided in F.S. § 197.3632.

A hearing shall be held before the Special Magistrate of the City of St. Pete Beach, at 155 Corey Avenue, St. Pete Beach, Florida 33706, on 04/13/2026 at 10:00 a.m. at which time you or any persons you desire may introduce such evidence as you deem necessary to show that the condition alleged in this notice does not exist, has not occurred, or does not constitute a nuisance. Provided that in the event you determine to take the action set forth above, to correct said nuisance, you may, in writing, notify the Code Enforcement Officer and upon determination that the nuisance has been abated, the hearing shall be cancelled.

CITY OF ST. PETE BEACH

By: OFFICER Ayako Ruckdeschel

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

USPS CERTIFIED MAIL



9214 8901 9403 8364 2172 07

MYERS JEFFREY
191 73RD AVE
ST PETE BEACH FL 33706-1916

NORV 20260166 AR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260080
City of St. Pete Beach v. 5411 Pali Way Land
Trust and its trustee Christopher Macmillan
TRE
Address: 5411 Pali Way St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: April 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Nuisance – City to abate

Funding: N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Notice of Nuisance
4. Evidence
5. Final order from 2025
6. Notice of Hearing Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260080

vs.

5411 PALI WAY LAND TRUST MACMILLAN, CHRISTOPHER TRE
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 **04/13/2026** 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 **5411 PALI 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 03/09/2026

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: 5411 PALI WAY

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

Name of Property Owner(s): 5411 PALI WAY LAND TRUST
MACMILLAN, CHRISTOPHER TRE

Case No.: 20260080 Code Enforcement Officer: Lucy Knight

Hearing Date: 04/13/2026 at 1 p.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 03/09/2026

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

X *Lucy Knight*
Signature of Officer posting

Lucy Knight
Print Name



The Sunset Capital of Florida

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

Notice of Nuisance

03/09/2026

5411 PALI WAY LAND TRUST MACMILLAN, CHRISTOPHER TRE
5411 PALI WAY
ST PETE BEACH FL 33706-2326 ,

Our records indicate that you are the owner(s) of the following property in the City of St. Pete Beach, Florida:

Address and Parcel ID: 5411 PALI WAY / 063216114120030130

An inspection of this property discloses, and I have found and determined that a nuisance has occurred in that: you have failed to correct the code violations in the time specified in the final order #20250056 that was issued on 06/10/2025 by the Special Magistrate, pursuant to section 22-277 of this Code.

You are hereby notified that unless the condition above described is remedied so as to abate the nuisance within fourteen (14) days from the date hereof, the City of St. Pete Beach will proceed to remedy this condition and the cost of the work to remedy the condition, advertising costs, administrative costs and other expenses, will be imposed as a lien on the property described. To remedy the condition causing the nuisance, the following must occur:

You are required to provide the City with a written action plan outlining the specific measures that you will take to eliminate the re-occurrence of nuisance activities on the property. The action plan must be provided to the City no later than 15 days from the date of the declaration notice of chronic nuisance property on 03/09/2026.

Failure to provide the City with a timely written action plan shall be a violation of this article and entry of a chronic nuisance service order by the Special Magistrate; costs of any chronic nuisance services provided by the City to a property that has been declared to be a chronic nuisance may be levied against the property as a non-ad valorem assessment superior to all other private rights, interests, liens, encumbrances, titles and claims upon the property and equal in rank and dignity with a lien for ad valorem taxes; and all unpaid assessments may be certified to the tax collector for collection pursuant to the uniform method provided in F.S. § 197.3632.

A hearing shall be held before the Special Magistrate of the City of St. Pete Beach, at 155 Corey Avenue, St. Pete Beach, Florida 33706, on 04/13/2026 at 10:00 a.m. at which time you or any persons you desire may introduce such evidence as you deem necessary to show that the condition alleged in this notice does not exist, has not occurred, or does not constitute a nuisance. Provided that in the event you determine to take the action set forth above, to correct said nuisance, you may, in writing, notify the Code Enforcement Officer and upon determination that the nuisance has been abated, the hearing shall be cancelled.

CITY OF ST. PETE BEACH

Lucy Knight

By: OFFICER - Lucy Knight

CE20260080

- **Respondent(s): Land Trust MacMillian, Christopher Tre**
- **Violation address: 5411 Pali Way**
- **Violation(s) description: The property is in violation of section 46-142 (a)(4) & (b)(4) Pattern of Nuisance Activity of the Chronic Nuisance Property code for the City of St. Pete Beach**
- **Final order imposing fines & costs #20250056 on 07/14/2025 violation of section(s) 46-33 Enumeration, 98-64 General maintenance, 98-65 Unsightly conditions & 98-66 Residential & commercial property maintenance**

CE20260080

Case Summary

- Initial inspection: 01/15/2025**
- Notice of Nuisance dated and mailed certified: 3/9/2026**
- Notices of Hearing dated and posted on the property: 3/9/2026**

CE20260080

Affidavit of Posting

Mar 9, 2026 at 11:24:41 AM
St. Pete Beach, FL

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: 5411 PALI WAY

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

Name of Property Owner(s): 5411 PALI WAY LAND TRUST
MACMILLAN, CHRISTOPHER TRE

Case No.: 20260080 Code Enforcement Officer: Lucy Knight

Hearing Date: 04/13/2026 at 1 p.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 03/09/2026

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

X Lucy Knight
Signature of Officer posting

Lucy Knight
Print Name

5411 Pali Way

CE20260080

Recorded Lien on December 09, 2025

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20250056
ADDRESS: 5411 Pali Way**

**5411 PALI WAY LAND TRUST, and
its trustee CHRISTOPHER
MACMILLAN,,**

Respondent.

FINAL ADMINISTRATIVE ORDER

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

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Luis Cruz.
2. No one appeared on behalf of Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 46-33, 98-64, 98-65, and 98-66 of the City's Code of Ordinances for failure to properly maintain the property.
5. Code Enforcement Officer Cruz submitted photographic evidence demonstrating several broken windows, debris and dead leaves on the property as well as broken dock pilings and other pieces of dock that appeared to have washed up onto the property, broken planters, palm fronds, dead branches and other vegetation, a broken aluminum pool cage, a pool with stagnant water, and the roof is no longer secured to the lanai.
6. Code Officer Cruz testified that he has no contact with the property owner.

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

Page 1 of 2

5411 Pali Way

CE20260080

Recorded Lien on December 09, 2025

- Respondent is found to be in violation of Sections 46-33, 98-64, 98-65, and 98-66 of the City's Code of Ordinances for failing to maintain the property.
- Respondent shall have thirty (30) days from the date of this Order, or by **July 10, 2025**, to bring the property into compliance and apply for any necessary permits that may be required in order to do so.
- A hearing is set for **July 14, 2025, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs.
- 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.

- It is Respondent's responsibility to notify the City once the property is in compliance.
- 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 June 10, 2025.
- Erica F. Augello, Esq., BCS Special Magistrate

- **A copy of this Order was sent via US Mail at 5411 Pali Way, St. Pete Beach, FL 33706 on June 11, 2025.**
- **APPEALS**

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

5411 Pali Way

CE20260080

SPB Unsafe structure 2/10/2026



5411 Pali Way

CE20260080 Nuisance Inspection



5411 Pali Way

CE20260080 Nuisance Inspection



5411 Pali Way

CE20260080

Nuisance Inspection



5411 Pali Way

CE20260080

Nuisance Inspection



5411 Pali Way

CE20260080

Nuisance Inspection



5411 Pali Way

CE20260080

Nuisance Inspection



Feb 10, 2026 at 10:10:45 AM
St. Pete Beach, FL

5411 Pali Way

CE20260080

Nuisance Inspection



5411 Pali Way

CE20260080

Nuisance Inspection



5411 Pali Way

CE20260080

Nuisance Inspection



Feb 10, 2026 at 10:06:45 AM
St. Pete Beach, FL

5411 Pali Way

CE20260080

Nuisance Inspection



5411 Pali Way

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250056

ADDRESS: 5411 Pali Way

**5411 PALI WAY LAND TRUST, and
its trustee CHRISTOPHER TRE
MACMILLAN.,**

Respondent.

_____ /

FINAL ORDER IMPOSING FINES AND COSTS

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

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Luis Cruz.
2. No one appeared on behalf of Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 46-33, 98-64, 98-65, and 98-66 of the City’s Code of Ordinances for failure to properly maintain the property.
5. In a Final Administrative Order dated June 10, 2025, Respondent was found to be in violation of the stated code sections and given thirty (30) days from the date of the order, or by July 10, 2025, to come into compliance.
6. Code Enforcement Officer Cruz testified that the property remains non-compliant and is even more overgrown than at the previous hearing. Code Enforcement Officer Cruz has had no contact with the property owner.

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

1. Respondent has failed to comply with the Final Administrative Order dated June 10, 2025, and the property remains non-compliant with the cited code sections. Respondent shall be assessed a fine of **\$250 per day** from **July 10, 2025**, until the property comes into compliance. Respondent will also be assessed **\$329.00** for the reasonable administrative costs of the City, as well as all costs associated with the recording of any necessary liens.
2. Respondent is responsible for notifying the City when the property comes into compliance.
3. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.
4. Pursuant to Section 22-279(a) of the City's Code of Ordinances, Respondent may request a hearing to challenge the fine amount within twenty (20) days of the date of this Order.

Order entered on July 16, 2025.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail at 5411 Pali Way, St. Pete Beach, FL 33706 on July 16, 2025.

APPEALS

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

I hereby certify this to be a true and exact copy of the
Special Magistrate Order for Case# 20250056 on file in the
office of the City Clerk of St. Pete Beach, Pinellas County, Florida.

Ginny Keeter-Bodkin

Ginny Keeter-Bodkin, Deputy City Clerk

Date: 7/17/2025

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

USPS CERTIFIED MAIL



9214 8901 9403 8360 6797 95

5411 PALI WAY LAND TRUST
MACMILLAN CHRISTOPHER TRE
5411 PALI WAY
ST PETE BEACH FL 33706-2326

NON 20260080 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20250069
City of St. Pete Beach v. Nguyen Annie, Truong
Jimmy
Address: 205 55th Ave St Pete Beach FL 33706

Action Request: N/A

Strategic Objective:

Date: April 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Nuisance – City to abate (DEMO).

Funding: N/A

Attachments: 1. 20250069 Nguyen-Truong Lien 12-04-25

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20250069
ADDRESS: 205 55th Ave.**

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

Respondents.

_____ /

FINAL ORDER IMPOSING FINES AND COSTS

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

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

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

- 8. Respondents have failed to comply with the Second Final Administrative Order dated August 19, 2025, and the property remains non-compliant. Respondents shall be assessed a fine of **\$250 per day** from **September 19, 2025**, until the property comes into compliance. Respondents will also be assessed **\$330.00** for the reasonable administrative costs of the City, as well as all costs associated with the recording of any necessary liens.
- 9. Respondents are responsible for notifying the City when the property comes into compliance.
- 10. Should Respondents be found to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondents may be subject to a fine of up to \$500 per day for each day the violation exists.
- 11. Pursuant to Section 22-279(a) of the City’s Code of Ordinances, Respondents may request a hearing to challenge the fine amount within twenty (20) days of the date of this Order.

Order entered on October 10, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondents at 18955 Caddington Cir., Huntington Beach, CA 92648-1588 on October 10, 2025.

APPEALS

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

I hereby certify this to be a true and exact copy of the Special Magistrate Order for Case# 20250069 on file in the office of the City Clerk of St. Pete Beach, Pinellas County, Florida.

Ginny Keeter-Bodkin
Ginny Keeter-Bodkin, Deputy City Clerk
Date: 10/14/25

**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: April 13, 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.

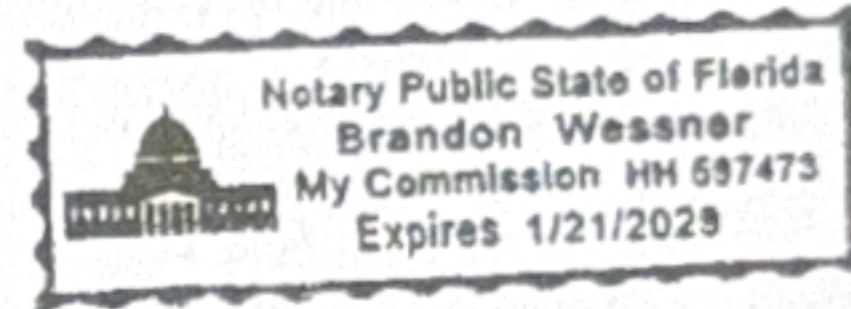
I further understand that this application must be complete and accurate prior to the advertising of a public hearing.

[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

(i)				092301		Print (PDF)
2017 Annual Bill (i)	\$0.00	Paid \$8,377.69	11/30/2017	Receipt #755-17-100579		Print (PDF)
2016 Annual Bill (i)	\$0.00	Paid \$8,653.62	11/30/2016	Receipt #755-16-103715		Print (PDF)
2015 Annual Bill (i)	\$0.00	Paid \$8,450.57	11/23/2015	Receipt #755-15-064995		Print (PDF)
2014 Annual Bill (i)	\$0.00	Paid \$8,042.35	11/26/2014	Receipt #755-14-092246		Print (PDF)
2013 Annual Bill (i)	\$0.00	Paid \$7,240.53	11/22/2013	Receipt #755-13-074483		Print (PDF)
2012 Annual Bill (i)	\$0.00	Paid \$7,708.77	11/30/2012	Receipt #756-12-060941		Print (PDF)
2011 Annual Bill (i)	\$0.00	Paid \$8,395.34	11/30/2011	Receipt #755-11-086023		Print (PDF)
2010 Annual Bill (i)	\$0.00	Paid \$9,535.58	11/30/2010	Receipt #755-10-102143		Print (PDF)
2009 Annual Bill (i)	\$0.00	Paid \$9,479.61	11/11/2009	Receipt #755-09-027640		Print (PDF)
2008 Annual Bill (i)	\$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

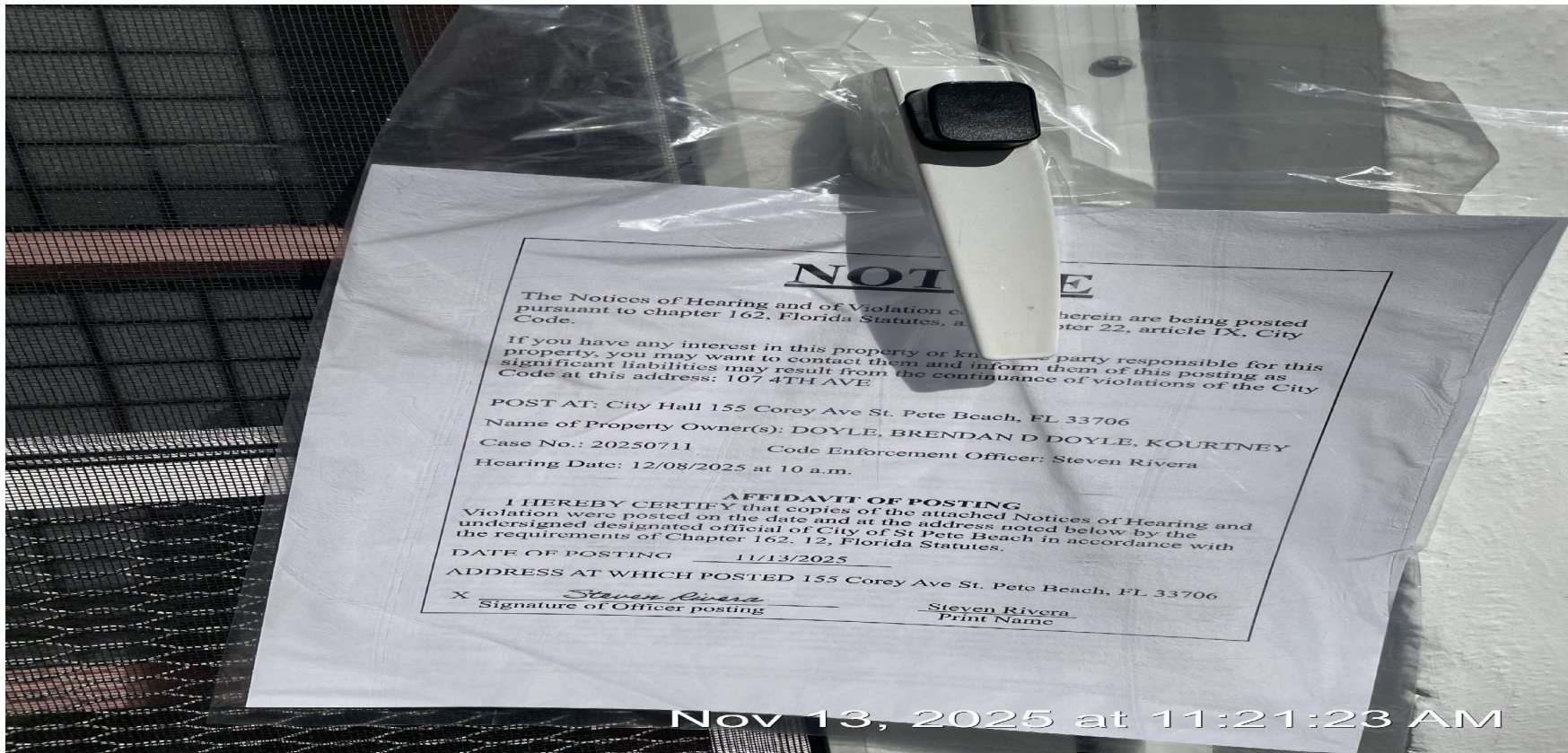
- **Respondent(s): Brandon & Kourtney Doyle**
- **Violation address: 107 4th Ave**
- **Violation(s) description: The property is in violation of section 20.03 Permitted uses and structures of the Land Development Code of the City of St. Pete Beach**

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



Nov 13, 2025 at 11:21:23 AM

107 4th Ave.

CE20250711 Advertisement on Airbnb

airbnb

Anywhere Any week Add guests

Become a host

Wanderlust Bungalow (A)

Share Save

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

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

5.0 ★★★★★ 7 Reviews

\$2,178 for 7 nights

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

70°F Sunny 10:48 AM 11/4/2025

107 4th Ave.

CE20250711

Host information

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

SPB Bookmarks | SeeClickFix | Adobe Acrobat

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

Photos Amenities Reviews Location

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

Hosted by Jenn
Superhost · 3 years hosting

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

Self check-in
Check yourself in with the keypad.

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

\$2,178 for 7 nights

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

[Reserve](#)

You won't be charged yet

[Report this listing](#)

Welcome to Wanderlust Bungalow!

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

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

[Show more](#)

What this place offers

70°F Sunny

10:49 AM 11/4/2025

107 4th Ave.

CE20250711 Reviews

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

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

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

107 4th Ave.

CE20250711 Reviews

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

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

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

107 4th Ave.

CE20250711

Review summery



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

USPS CERTIFIED MAIL



9214 8901 9403 8342 8302 13

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

II NOH 20250711 SR
Jennifer Daunch

\$8.8600

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

Agenda Report

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

Action Request: N/A

Strategic Objective:

Date: April 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Lien Reduction Application

Funding: N/A

Attachments:

1. Proof of Taxes Paid
2. lien reduction application
3. 18. Final Administrative Order Team B Equities
Case Number 20250712

Thank you for your payment.

An email confirmation will be sent to ariel.slanga@jeffborham.com.

Confirmation number

Y1851807969

Payment date

Mar 12, 2026, 10:18 AM EDT

Order Summary

Transaction 1



PROPERTY TAX

Real Estate Account R276064

TEAM B EQUITIES LLC

463 85TH AVE

ST PETE BEACH

2025 Annual Bill

Return to your account

\$ 1,849.95

The payment will appear on your statement as "PINELLAS COUNTY TAX COLL." The fee may appear separately as "PINELLAS COUNTY FEE."

More information on Property Tax payments

Total	\$ 1,849.95
--------------	-------------

Transaction Details

Checking Account

Checking ending in 0033

Recipient

Pinellas

Paid by

Black Barron LLC

ariel.slanga@jeffborham.com

7274247753



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: CE20250712

2. Date: 3/2/26

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

Company (if applicable): Team B Equities

Name: Jeffrey Borham

Mailing Address: 4843 Cross Pointe Dr

City: Oldsmar State: FL Zip Code: 34677

Phone #: 727-510-0187 Fax #: _____

Mobile #: 727-424-7753 E-mail: jeff@jeffborham.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: _____

Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ Fax #: _____

Mobile #: _____ E-mail: _____

5. Information for property on which lien occurs:

Street Address: 463 85th Ave St Pete Beach FL 33706

Parcel ID: 25-31-15-78246-103-0090

Tax Account Number: #R276064

Existing Use(s) on Property: Extended stay furnished rental

Date Fine or Lien Imposed: 11/4/2025

Fine/Lien Amount: 1,330.00 Administrative Fees: unkwn Total Fine/Lien Amount: 5,560

Amount you are requesting that the lien be reduced to: \$ 0.00

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

Date upon which the subject property was brought into compliance: Immediately after notice on 12/22/25

The factual basis upon which the application for reduction of the lien should be granted:
The mailing address used was for the property direct and not the address for the LLC
Or the representative of the LLC. As soon as property manager received the notice on front
door of the property, it was brought to our attention and we immediately updated the
settings in airbnb.

The reasons, if any, compliance was not obtained prior to the order of penalty or fine being recorded:
None, we tried selling the property and there was a rental housing demand post storm
Property management did not follow local rules and has since corrected listing.

Provide proof that the taxes are paid in full:

6. Signatures and Notarization.

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

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

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

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

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

[Handwritten Signature]
(APPLICANT SIGNATURE)



Dianna Garcia
Comm.: HH 520885
Expires: Apr. 25, 2028
Notary Public - State of Florida

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

Personally Known OR Produced Identification

Type of I.D. Produced _____

(NOTARY PUBLIC SIGNATURE) [Handwritten Signature]

STATE OF FLORIDA, COUNTY OF PINELLAS

Sworn and subscribed to before me this 3rd day March of, 2026

CITY MANAGER/DESIGNEE RECOMMENDATION

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

Recommended amount to the Special Magistrate: _____

Print Name _____

Date _____

Signature

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

5. The City presented evidence establishing the property had been advertised and used for transient occupancy.
6. Code Enforcement Officer Ruckdeschel testified and presented evidence of four (4) reviews from the AirBnB website demonstrating short-term, transient occupancy, along with the review policy for AirBnB.
7. The City presented evidence that Respondent had been in violation of the same code provisions within five (5) years by way of a Special Magistrate Order dated December 8, 2025.

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

8. Respondent and the subject property were in violation of the cited provisions. Not only is the violation a repeat violation, but the nature of the violations are irreparable and irreversible. A fine of **\$1,000 per repeat and irreparable and irreversible violation** will be assessed for each of the four (4) violations¹, **totaling \$4,000**. In addition, Respondent will be responsible for the **\$330** in reasonable administrative costs of the City, as well as all recording costs to affect a lien.
9. Respondent is ordered to immediately cease advertising or renting the property for a term less than thirty (30) days.
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. Should Respondent be found to be in violation of the same provision within five (5) years of the date of this Order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on January 14, 2026.

Erica Augello

Erica F. Augello, BCS
Special Magistrate

¹ At the hearing, the Magistrate incorrectly attributed 5 reviews for the repeat violation, however, one of those reviews was the basis for the original violation and is not included in this order.

A copy of this Order was sent via US Mail to Respondent at 4843 Cross Pointe Drive, Oldsmar, FL 34677 on January 14, 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.: CE20250712
ADDRESS: 463 85th Ave.**

TEAM B EQUITIES, LLC,

Respondent.

_____ /

**FINAL ADMINISTRATIVE ORDER AND
ORDER IMPOSING FINES & 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 Ayako Ruckdeschel.
2. No one appeared on behalf of Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified of the following repeat violation of the City’s Land Development Code:

Section 9.2 – Permitted principal uses and structures.

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

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

...

Section 9.5 – Prohibited uses and structures.

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

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

5. The City presented evidence establishing the property had been advertised and used for transient occupancy.
6. Code Enforcement Officer Ruckdeschel testified and presented evidence of four (4) reviews from the AirBnB website demonstrating short-term, transient occupancy, along with the review policy for AirBnB.
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Erica Augello

Erica F. Augello, BCS
Special Magistrate

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