



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, May 11, 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 # 20260150**
City of St. Pete Beach v. JSC Group LLC
Address: 510 79th ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to asses any authorized fines and costs.
 - B. Case # 20260112**
City of St. Pete Beach v. Lemke Ranch LLC
Address: 8840 Gulf Blvd St. Pete Beach, FL 33706
Status hearing to determine compliance and to asses any authorized fines and costs.
 - C. Case # 20260096**
City of St Pete Beach v. Crook, Michelle Crook, Jaymie
Address: 4381 Poinsettia Dr St. Pete Beach, FL 33706
Status hearing to determine compliance and to asses any authorized fines and costs.
 - D. Case # 20260046**
City of St. Pete Beach v. Pardo, Robert E
Address: 3593 Belle Vista Dr E St. Pete Beach, FL 33706
Status hearing to determine compliance and to asses any authorized fines and costs.
 - E. Case # 20240563**
City of St. Pete Beach v. Dolphin Watch III LLC
Address: 400 71st Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to asses any authorized fines and costs.
 - 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

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

G. 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.

H. 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.

4. Repeat Violations -

5. New Cases

A. Case # 20260187

City of St. Pete Beach v. Prochazka, Karel

Address: 3849 Belle Vista Dr E St. Pete Beach, FL 33706

Sec. 8.2. - Permitted principal uses and structures.

B. Case # 20260138

City of St. Pete Beach v. Wheeler, Timothy Dudley William J Est

Address: 520 72nd Ave St. Pete Beach, FL 33706

Sec. 33.7. - Density and intensity

Sec. 98-33. - Florida Building Code, residential; amendments.

C. Case # 20260069

City of St. Pete Beach v. Grand Plaza Hotel Owner LLC

Address: 5030 Gulf Blvd St. Pete Beach, FL 33706

Sec. 22.10. - Maintenance standards.

Sec. 22.3. - General requirements

Sec. 22.8. - Buffer requirements and installation standards

Sec. 26.13. - Exempt Signs.

Sec. 33.6. - General requirements

Sec. 4.1. - Review of conditional use permit applications.

Sec. 6.11. - Temporary uses

Sec. 98-65 - Unsightly Conditions.

Sec. 98-66 - Residential and Commercial Property Maintenance

D. Case # 20260207

City of St. Pete Beach v. Ghaith, Sami

Address: 301 41st Ave St. Pete Beach, FL 33706

Sec. 8.2. - Permitted principal uses and structures.

E. Case # 20260156

City of St Pete Beach v. Fields Bryan

Address: 501 80th Ave St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

Sec. 6.13. - Residential accessory structures

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

Sec. 98-68. - Junk and disabled vehicles on private property

F. Case # 20260128

City of St. Pete Beach v. Highland Properties of W Florida LC

Address: 601 78th Ave St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

Sec. 98-64. - General Maintenance

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

G. Case # 20250612

City of St. Pete Beach v. H & J Capital LLC

Address: 610 78th Ave St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.
Sec. 98-64. - General Maintenance
Sec. 98-65. - Unsightly conditions.
Sec. 98-66. - Residential and commercial property maintenance.

H. Case # 20260129

City of St. Pete Beach v. Care, Tammy Sadlier, Tracy

Address: 618 78th Ave St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.
Sec. 98-64. - General Maintenance
Sec. 98-65. - Unsightly conditions.
Sec. 98-66. - Residential and commercial property maintenance.

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

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 # 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: May 11, 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. Final Administrative Order (CE20260150 - JSC Group LLC)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20260150

ADDRESS: 510 79th Ave.

JSC GROUP, LLC,

Respondent.

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FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on April 13, 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. Glen Alexander appeared on behalf of Respondent. Mr. Alexander is a handyman and landscaper and provided a power of attorney which demonstrated he 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 it was in violation of Section 98-123.1 of the City's Code of Ordinances for conducting work without a permit.
5. Code Enforcement Officer Ruckdeschel presented evidence that the property was sold to the current owner in February 2025, after the 2024 hurricanes. It was then listed for sale again in February 2026. Photographs evidencing an MLS listing detailed a list of renovations that were done to the property prior to listing for sale in February 2026. Code Officer Ruckdeschel also provided photographic evidence of the listing as well as photographs submitted to the City by Respondent of the condition of the property prior to the 2024 hurricanes, which demonstrated significant renovations to the property, to include the addition of a bathroom, replacement of flooring, etc.
6. Luke Curtis, the City's Building Official and Floodplain Manager, testified that there was an estimated 36 inches of water inside the home from the hurricanes, based on NFIP data. A permit would have needed to be pulled for the renovations that were made, even if there

wasn't water damage, which it is suspected there was damage. However, the only permit that had been pulled for renovations to the property was for a new front door in March 2024, but no permits have been pulled for the renovations.

7. Mr. Alexander testified that he had a letter from JSC Group, LLC, which was submitted into evidence, which he said explained the situation on the property. Mr. Alexander requested that an extension of time be given in order to address the situation.
8. Mr. Alexander did not have any information regarding whether permits were pulled or applied for the renovations. He relayed that Respondent is seeking to comply and that they need more time to comply. Mr. Alexander did not have any other relevant information regarding the situation.

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

9. Respondent is found to be in violation of Section 98-123.1 of the City's Code of Ordinances. Respondent shall have **seven (7) days** from the date of this Order, or by **Friday, April 24, 2026**, to apply through the City's portal for the necessary permits relative to the renovations that were conducted on the property.
10. A hearing is set for **May 11, 2026, at 10:00 a.m.**, to determine whether or not there is compliance with the submittal of the permit.
11. Respondent shall have **forty-five (45) days** from the date of this Order, or by **Monday, June 1, 2026**, to secure the necessary permits relative to the renovations that were conducted on the property.
12. A hearing is set for **June 8, 2026, at 10:00 a.m.**, to determine compliance and to assess any authorized fines.
13. 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.
14. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance, if applicable.

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15. 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 April 17, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent to Respondent via email to Glen Alexander at veteranauthorityllc@gmail.com and US Mail to 2232 Dell Range Blvd., Ste. 242, Cheyenne, WY 82009-4979 on April 17, 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 # 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: May 11, 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. 13. Final Administrative Order (CE20260112 - Lemke Ranch)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20260112
ADDRESS: 8840 Gulf Blvd.**

LEMKE RANCH, LLC,

Respondent.

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FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on April 13, 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. Chelsey Lemke appeared on behalf of Respondent. Ms. Lemke 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 it was in violation of Sections 6.12, 6.13, 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 dumpsters and building materials on the property, sandpiles, a portable storage unit, and pavers on the property with no active permit.
6. Luke Curtis, the City’s Building Official, testified that a permit was applied for on April 2, 2026, and review comments were sent in response on April 7, 2026, but there has been no response to those comments. The permit is currently in a “in review” status.
7. Ms. Lemke testified that they are waiting to hear from Brandon Barry regarding installing pavers over a utility easement, and they continue to work through the permitting process.
8. Mr. Curtis testified that the comments to the permit were from planning and zoning, and they are regarding setbacks and the installation of pavers over a utility easement.

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

9. Respondent is found to be in violation of Sections 6.12, 6.13, 46-33, & 98-66 of the City's Code of Ordinances. Respondent shall have **thirty (30) days** from the date of this Order, or by **Saturday, May 23, 2026**, to bring the property into compliance by either securing a permit or clearing the construction materials and other items from the property.
10. A hearing is set for **June 8, 2026, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
11. 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.
12. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance, if applicable.
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 April 23, 2026.

Erica F. Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent to Respondent via email to Chelsey.lemke07@gmail.com on April 23, 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 # 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: May 11, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Funding: N/A

Attachments: 1. 18. Order to Continue (CE20260096 - Crook)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20260096
ADDRESS: 4381 Poinsettia Dr.**

MICHELL CROOK and JAYMIE CROOK,

Respondents.

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ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on April 13, 2026, and by agreement of the parties, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **May 11, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 17th day of April 2026.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 4381 Poinsettia Dr., St. Pete Beach, FL 33706 on April 20, 2026.

**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: May 11, 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. 19. Final Administrative Order (CE20260046 - Pardo)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20260046

ADDRESS: 3593 Belle Vista Dr. E

ROBERT E. PARDO,

Respondent.

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FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on April 13, 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 Lucy Knight.
2. Mr. Pardo appeared and represented himself.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that he was in violation of Sections 46-33, 98-65, & 98-66 of the City's Code of Ordinances for failure to maintain the property.
5. Code Enforcement Officer Knight presented photographic evidence demonstrating overgrown vegetation, a fence in disrepair, debris on the property, a dead palm tree, a trailer on the property that appeared to be stored there, and some outdoor storage on the property when she inspected it on January 27, 2026.
6. Respondent testified that he is working on renovations on the home relative to hurricane damage but is waiting on funding. He is living in the trailer at this time while the home is being restored. He has hired a landscaping company that is making a plan to clean up the property and come into compliance.
7. Luke Curtis, the City's Building Official, testified that Respondent can apply to the City to continue to live in the trailer on the property during the renovations.

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

8. 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 **twenty-one (21) days** from the date of this Order, or by **Friday, May 8, 2026**, to bring the property into compliance.
9. A hearing is set for **May 11, 2026, at 10:00 a.m.**, to determine compliance and to assess any authorized fines.
10. 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.
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 April 17, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent to Respondent via US Mail to 3593 Belle Vista Dr. E., St. Pete Beach, FL 33706 on April 20, 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 # 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: May 11, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Funding: N/A

Attachments:

1. 3. Order to Continue (CE20240563 - Dolphin Watch III)
2. 4. 2d Order to Continue (CE20240563 - Dolphin Watch III)
3. 3. Final Admin Order (CE20240563 - Dolphin Watch III)

**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.

**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.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on April 13, 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 Lucy Knight.
2. Respondent was represented by Counsel, Luke Lirot.
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 Section 98-123.1 of the City’s Code of Ordinances for conducting work without a permit. Specifically, for installing “mini split” air conditioning units without first securing a permit.
5. Code Enforcement Officer Knight testified that the property owner had the mini splits installed without a permit. Code Officer Knight also submitted a “substantial damage” letter and testified that, according to the letter, she thinks the property is around 64% damaged. Code Officer Knight testified that an after-the-fact permit has been applied for, but she does not know where in the permitting process that permit is.
6. Mr. Lirot represented that his client takes issue with the applicability of the substantial damage letter. Mr. Lirot stated the mini splits were purchased on August 30, 2024, and were installed prior to the 2024 hurricanes to which the substantial damage letter applies.

7. Mr. Lirot stated that the application for the after-the-fact permit was submitted in January 2026, but because of the issue regarding the application of the substantial damage letter it has not been secured.
8. Luke Curtis, the City's Building Official, testified that the after-the-fact permit is in the status of "additional documentation". The permit is not even in the review stage as additional documentation is needed. The permit was applied for on January 9, 2026, and a request for more documentation was issued. That documentation was submitted on March 5, 2026. There is a notation that states that no approved appeal of Substantial Damage/ Substantial Improvement determination (SDSI) and been received so the review of the permit was being held in abatement.
9. Mr. Curtis testified unless they receive complete photos showing there was no damage from the hurricanes, the City is not clear on what the damage amount should be, so it uses an estimate. The City did receive two photos, but they didn't show anything that would aid in their determination. Mr. Curtis testified that if a permit was pulled prior to the storms and the work was inspected, then the SDSI determination would not have applied and the permit would have been closed. However, because no permits were applied for, the work would be counted toward the SDSI number. Mr. Curtis testified that even if they applied for a permit prior to the storms, but the permit had not been closed out until after the storms, that amount would be counted toward the SDSI determination.

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

10. Respondent is found to be in violation of Section 98-123.1 of the City's Code of Ordinances. Respondent shall have **forty-five (45) days** from the date of this Order, or by **Sunday, June 7, 2026**, to bring the property into compliance by securing an after-the-fact permit.
11. A hearing is set for **June 8, 2026, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
12. 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.
13. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance, if applicable.
14. 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 April 23, 2026.

Erica F. 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 April 23, 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.

**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: May 11, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Funding: N/A

Attachments: 1. 16. Order to Continue (CE20260133 - Griffey)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20260133

ADDRESS: 2101 E Vina Del Mar Blvd.

**MARC S. GRIFFEY, as Trustee for the
MARC GRIFFEY & SHANNON GRIFFEY
REVOCABLE TURST,**

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on April 13, 2026, and by agreement of the parties, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **May 11, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 17th day of April 2026.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at marcgriffey@gmail.com on April 17, 2026.

**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: May 11, 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
6. 14. Order to Continue (CE20260170 - Moraski)

**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

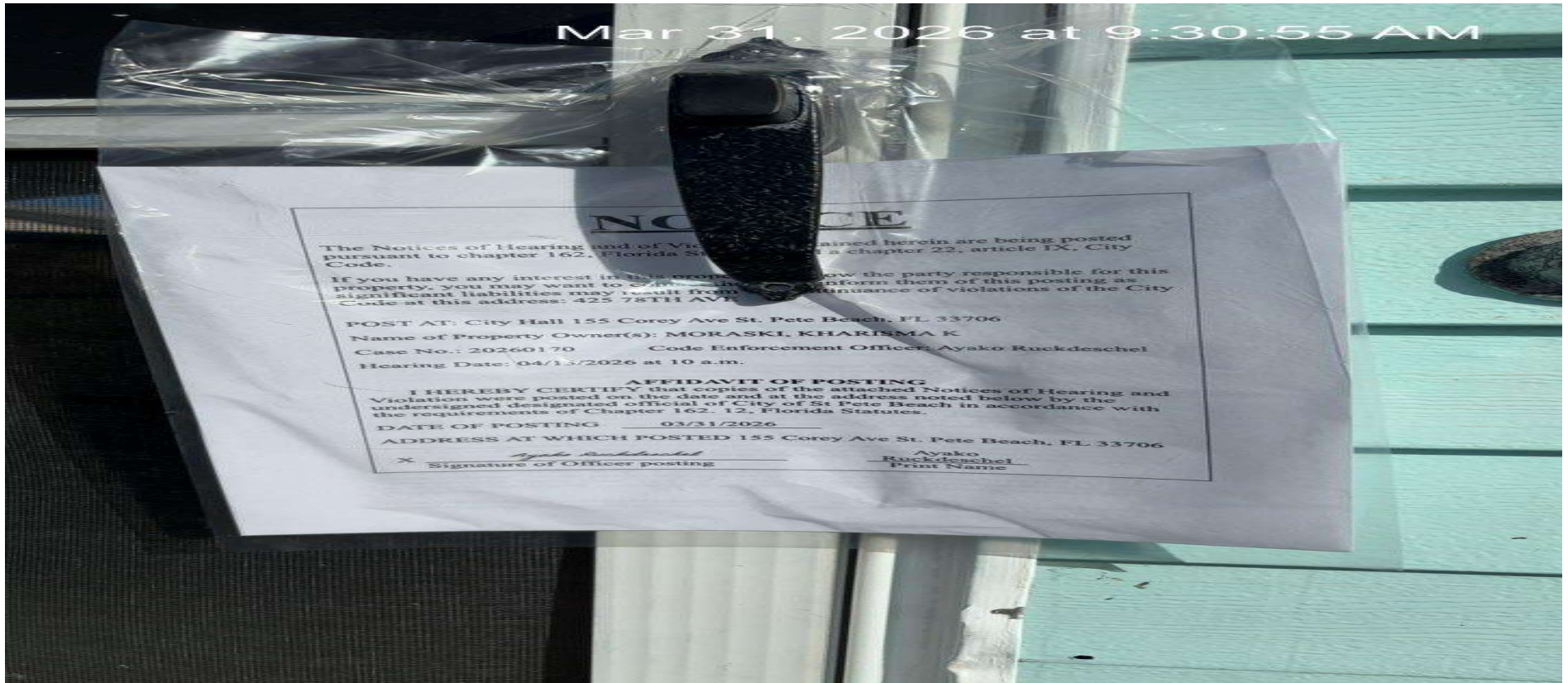
- **Respondent(s): Kharisma K. Moraski**
- **Violation address: 425 78th Ave**
- **Violation(s) description: The property is in violation of section 32.5 Prohibited uses and structures of the Code of Ordinance of the City of St. Pete Beach**

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

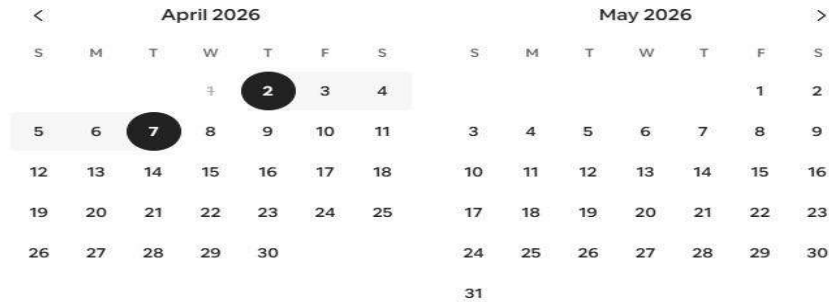
Photos Amenities Reviews Location

- 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

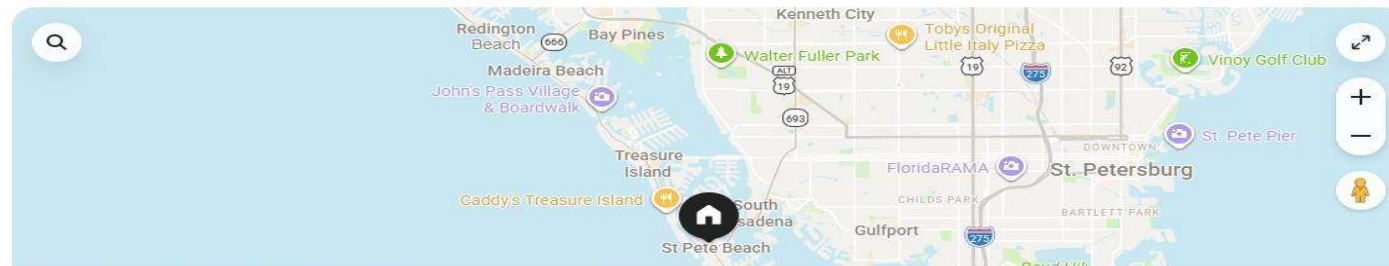
★★★★★ · February 2026 · Stayed a few nights

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20260170

ADDRESS: 425 78th Ave.

KHARISMA K. MORASKI,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on April 13, 2026, and by agreement of the parties, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **May 11, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 17th day of April 2026.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 5010 Blake Dr., Fredericksburg, VA 22407 on April 17, 2026.

**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: May 11, 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
7. 21. Order to Continue (CE20260047 - Curtis)

**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**

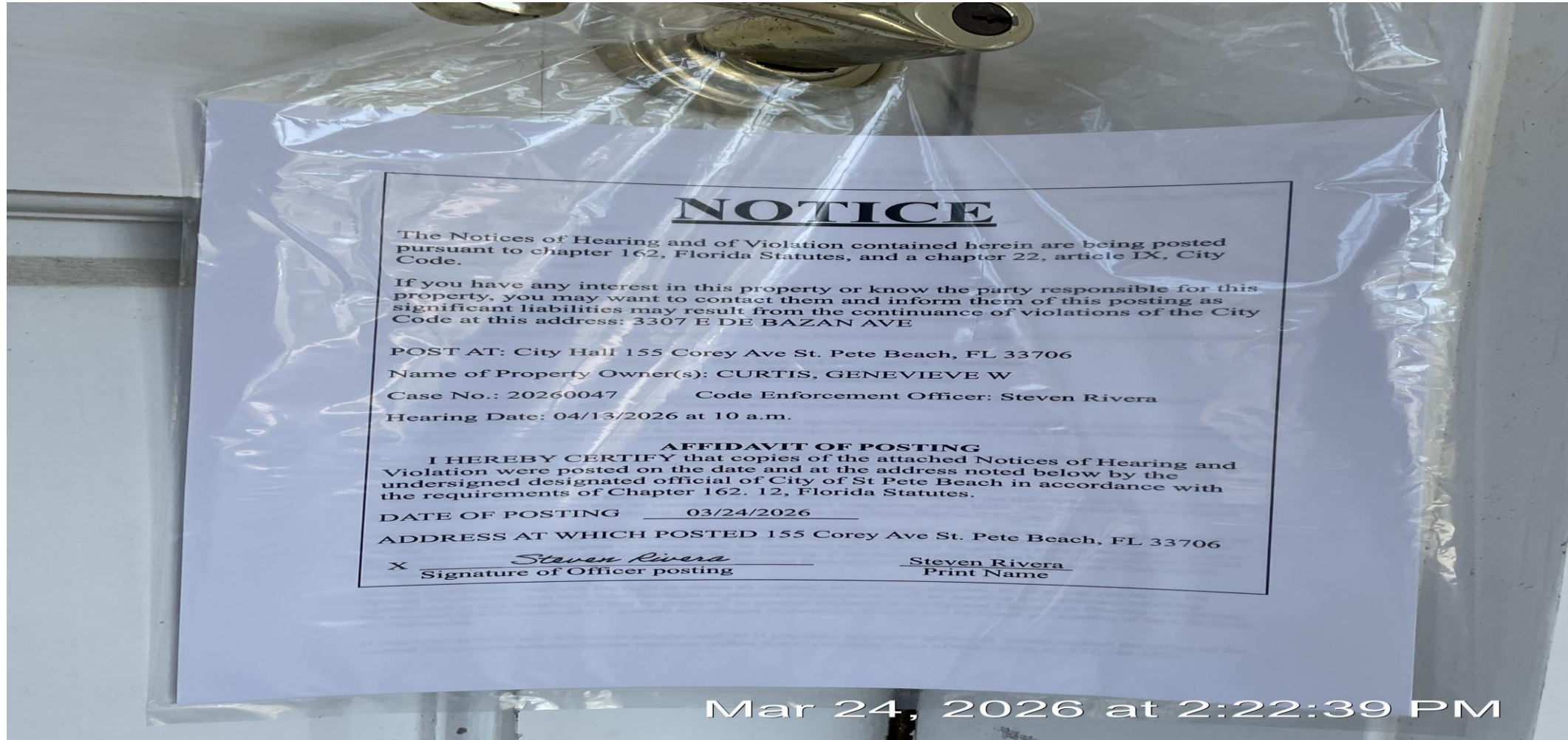
CE20260047

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20260047
ADDRESS: 3307 E De Bazan Ave.**

GENEVIEVE W. CURTIS,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on April 13, 2026, and by agreement of the parties, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **May 11, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 17th day of April 2026.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email Respondent to g.curtis@myfastmail.com on April 17, 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 # 20260187
City of St. Pete Beach v. Prochazka, Karel
Address: 3849 Belle Vista Dr E St. Pete Beach,
FL 33706

Action Request: N/A

Strategic Objective:

Date: May 11, 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,

Case Number: 20260187

vs.
PROCHAZKA, KAREL
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 **05/11/2026** 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 **3849 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 04/16/2026



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: 3849 BELLE VISTA DR E

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

Name of Property Owner(s): PROCHAZKA, KAREL

Case No.: 20260187 Code Enforcement Officer: Lucy Knight

Hearing Date: 05/11/2026 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 04/16/2026

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

Irreparable or Irreversible Notice of Violation

04/16/2026

PROHAZKA, KAREL
3849 BELLE VISTA DR E
ST PETE BEACH FL 33706-2628

Re: **Case Number 20260187**
Violation Address: 3849 BELLE VISTA DR E, ST PETE BEACH FL 33706
Parcel ID#: 073216075420020180

Dear Property Owner:

Your property is located in the RU-1 zoning district and is only permitted to be rented monthly basis.

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 **05/11/2026, at 10 am.**

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

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

Sincerely,

Lucy Knight

Ayako Ruckdeschel
Code Enforcement Officer

CE20260187

- **Respondent(s): Karel Prochazka**
- **Violation address: 3849 Belle Vista Dr E**
- **Violation(s) description: The property is in violation of section 8.2 (a) Permitted principle uses and structures of the Land Development Code of the City of St. Pete Beach**

CE20260187

Case Summary

- Initial inspection: 04/16/2026**
- Irreparable & Irreversible Notice of Violation dated and mailed certified: 04/16/2026**
- Notices of Hearing dated and posted on the property: 04/16/2026**

CE20260187 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: 3849 BELLE VISTA DR E

POST AT: City Hall 155 Corey Ave St. Pete Beach, FL 33706
Name of Property Owner(s): PROCHAZKA, KAREL
Case No.: 20260187 Code Enforcement Officer: Lucy Knight
Hearing Date: 05/11/2026 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 04/16/2026
ADDRESS AT WHICH POSTED 155 Corey Ave St. Pete Beach, FL 33706

X Lucy Knight Signature of Officer posting Lucy Knight Print Name

Apr 16, 2026 at 9:12:49 AM
St. Pete Beach, FL

3849 Belle Vista Dr.

CE20260187 Advertisement on Airbnb

The screenshot shows an Airbnb listing for a property in St. Pete Beach, Florida. The listing title is "Beach Cottage with Private Pool". The property is described as an "Entire home in St. Pete Beach, Florida" with "6 guests · 2 bedrooms · 3 beds · 1.5 baths" and "★ 1 review". The price is shown as "\$2,038 ~~\$1,750~~ for 7 nights", with a note that "These dates are priced lower than usual". The listing includes a grid of six photos showing the pool, patio, and interior. The Airbnb interface shows the search bar with "Anywhere", "Any week", "Add guests", and "Add description" options. The browser address bar shows the URL: "https://www.airbnb.com/rooms/1436265839978578554?adults=2&children=1&location=St.%20Pete%20Beach%2C%20FL&search_mode=regular_search&check_in=2026-04-25&check_out=...". The Windows taskbar at the bottom shows the date as 4/7/2026 and the time as 2:12 PM.

https://www.airbnb.com/rooms/1436265839978578554?adults=2&children=1&location=St.%20Pete%20Beach%2C%20FL&search_mode=regular_search&check_in=2026-04-25&check_out=...

airbnb

Anywhere Any week Add guests Add description

Become a host

Beach Cottage with Private Pool

Share Save

Entire home in St. Pete Beach, Florida
6 guests · 2 bedrooms · 3 beds · 1.5 baths
★ 1 review

These dates are priced lower than usual

\$2,038 ~~\$1,750~~ for 7 nights

69°F Cloudy

Search

2:12 PM 4/7/2026

3849 Belle Vista Dr.

CE20260187 Airbnb review

Photos Amenities Reviews Location

\$2,038 **\$1,750** for 7 nights [1 review](#) [Reserve](#)

1 review

Average rating will appear after 3 reviews

[How reviews work](#)

K Karen
1 month on Airbnb

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

Cute cottage, ~~pool~~ looked great weather was chilly so we didn't use pool, kitchen was great fully stocked, the couch in living room was uncomfortable, the bathrooms were ...

[Show more](#)

Where you'll be

St. Pete Beach, Florida, United States

Treasure Island FloridaRAMA St. Petersburg

69°F Cloudy Search 2:14 PM 4/7/2026

3849 Belle Vista Dr.


CE20260187

Host Information

Photos Amenities Reviews Location

\$2,038 **\$1,750** for 7 nights
[1 review](#) Reserve

Meet your host



1208
Reviews

4.89★
Rating

Monika
Superhost

9
Years hosting


Speaks Czech, English, and Polish

Lives in Sarasota, Florida

Monika is a Superhost

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

Co-hosts

 Milada

Host details

Response rate: 100%
Responds within an hour

Message host

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

3849 Belle Vista Dr.

CE20260187

Minium Night Stay

Entire home in St. Pete Beach, Florida
6 guests · 2 bedrooms · 3 beds · 1.5 baths
★ 1 review

Hosted by **Monika**
Superhost · 9 years hosting

Monika is a Superhost
Superhosts are experienced, highly rated Hosts.

2-bedroom Beach Cottage with private pool and great outdoor distance to the beach, restaurants, grocery store, pharmacy, the Don Cesar Hotel and the picturesque streets of Pass A Grille. Ta this peaceful oasis.

The space
Sleeps up to 6. 1st bedroom with Queen size bed, 2nd bedroom Florida room with futon. One and half Bath. Fully equipped kitch

Show more

Add dates for prices

Select dates
Minimum stay: 7 nights

CHECK-IN
5/11/2026

CHECKOUT
Add date

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

Clear dates Close

69°F Cloudy
Search
2:17 PM 4/7/2026

3849 Belle Vista Dr.

CE20260187

Air BNB 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.

3849 Belle Vista Dr.

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

USPS CERTIFIED MAIL



9214 8901 9403 8368 6074 31

PROCHAZKA KAREL
3849 BELLE VISTA DR E
ST PETE BEACH FL 33706-2628

NOH 20260187 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260138
City of St. Pete Beach v. Wheeler, Timothy
Dudley William J Est
Address: 520 72nd Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: May 11, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 33.7. - Density and intensity**
(a)Existing, legally-nonconforming residences on single residential lots that do not abut Gulf Blvd shall be limited to a density of 7.5 units per acre and regulated pursuant to section 3.10.(c). Minimum lot width is 50 feet.

Sec. 98-33. - Florida Building Code, residential; amendments.

1.Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. Areas for access to elevated areas of the building shall be not more than 299 square feet in area. The limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawlspce) foundations.

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: 20260138

vs.

WHEELER, TIMOTHY DUDLEY, WILLIAM J EST
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

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St Pete Beach, Florida 33706**

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

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

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **520 72ND AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 04/16/2026

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: 520 72ND AVE

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

Name of Property Owner(s): WHEELER, TIMOTHY DUDLEY, WILLIAM J EST

Case No.: 20260138 Code Enforcement Officer: Lucy Knight

Hearing Date: 05/11/2026 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 04/16/2026

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

03/30/2026

WHEELER, TIMOTHY DUDLEY, WILLIAM J EST
520 72ND AVE
ST PETE BEACH FL 33706-3613 ,

RE: Case Number 20260138
Violation Address: 520 72ND AVE
Parcel ID#: 363115779940430090

Dear Property Owner:

Illegal Conversion of residential home. Renting out bottom level.

Sec. 33.7. - Density and intensity

(a)Existing, legally-nonconforming residences on single residential lots that do not abut Gulf Blvd shall be limited to a density of 7.5 units per acre and regulated pursuant to section 3.10.(c). Minimum lot width is 50 feet.

Sec. 98-33. - Florida Building Code, residential; amendments.

1.Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. Areas for access to elevated areas of the building shall be not more than 299 square feet in area. The limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawlspce) foundations.

These violation(s) must be corrected **no later than 03/09/2026**. 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

Lucy Knight
Code Enforcement Officer

CE20260138

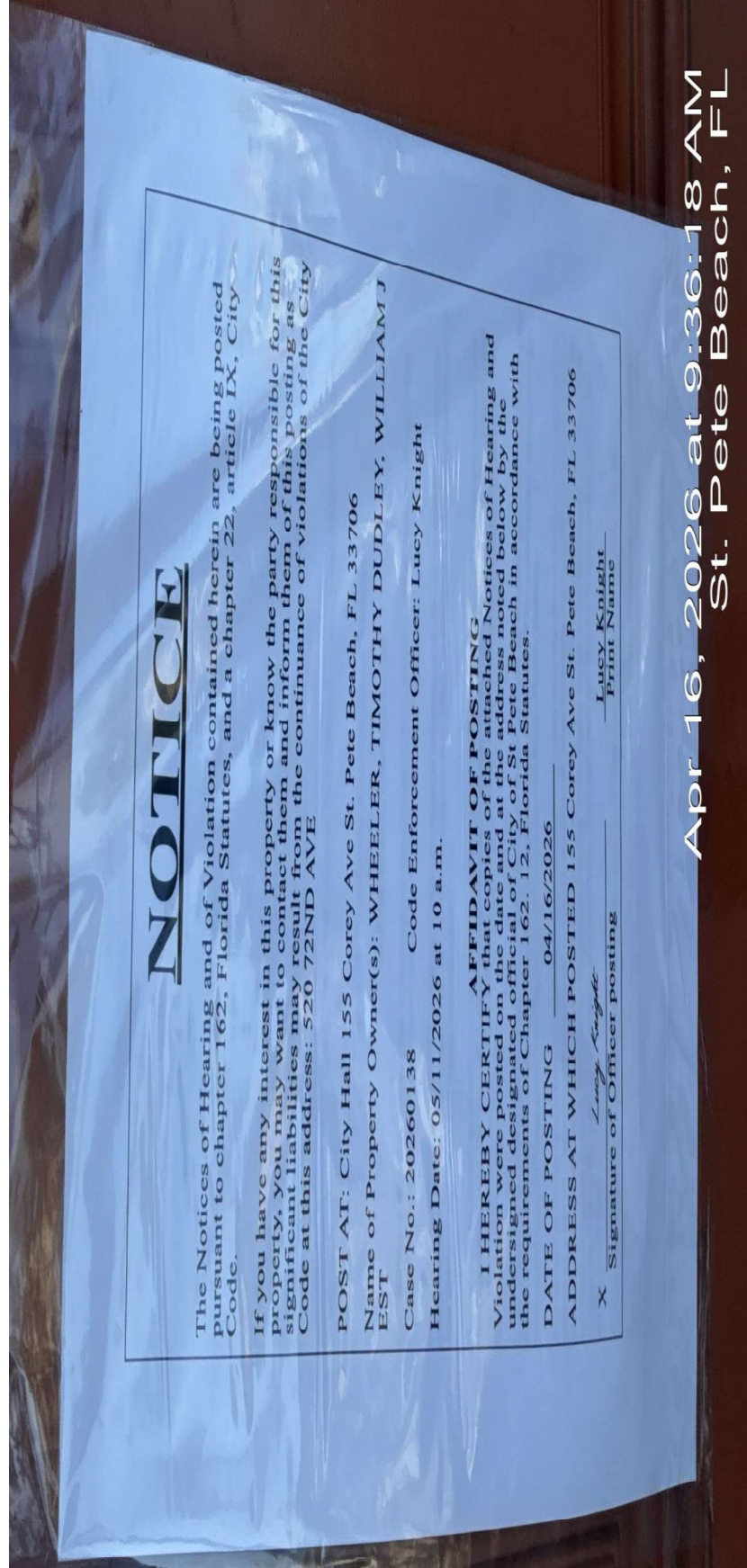
- **Respondent(s): Timothy Dudley Wheeler, William J Est**
- **Violation address: 520 72nd Ave.**
- **Violation(s) description: The property is in violation of section 33.7 (a), Density and Intensity, section 98-33 Florida Building Code, residential; amendments of the Code of Ordinance of the City of St. Pete Beach**

CE20260138

Case Summary

- Initial inspection: 03/09/2026**
- Notice of Violation dated and mailed certified: 03/30/2026**
- Notices of Hearing dated and posted on the property: 04/16/2026**

CE20260138 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: 520 72ND AVE

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

Name of Property Owner(s): WHEELER, TIMOTHY DUDLEY, WILLIAM J EST

Case No.: 20260138

Code Enforcement Officer: Lucy Knight

Hearing Date: 05/11/2026 at 10 a.m.

AFFIDAVIT OF POSTING

I HEREBY CERTIFY that copies of the attached Notices of Hearing and Violation were posted on the property described 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 04/16/2026

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

X Signature of Officer posting

Lucy Knight
Print Name

Apr 16, 2026 at 9:36:18 AM
St. Pete Beach, FL

520 72nd Ave.

CE20260138 Zillow Description

Buy Rent Saint Pete Beach

SPB Bookmarks Import favorites Code of Ordinance... Pinellas County Pr... Sunbiz SeeClickFRM 311 CRM

Back to search

Zillow

Overview Facts & features Price history Neighborhood Cost calculator

NEW VINYL FLOORING

Great location on the heart of St. Pete beach!

This lower unit is very spacious, it comes with full access to the backyard and a private 2-car garage! The unit features new vinyl flooring, central A/C, and brand-new cabinets and countertops in the bathroom and kitchen!

All utilities are included!

Basic approval requirements include a gross monthly income of 2.5X the amount of rent, a clean background, and fair to good credit

Security deposit due upon approval, first-month rent due before move-in.

Great location! Centrally located on St Pete Beach to all of the restaurants, bars, shops, and stores they offer! And more!

Set up a showing today!

12 month Lease or longer!

Hide

106 days on Zillow | 13 contacts

83F Recently sunny

Request a tour

Apply now

Help Sign in

2:01 PM 3/6/2020

520 72nd Ave.

CE20260138 Zillow Listing

Buy Rent Saint Pete Beach

SPB Bookmarks Import favorites Code of Ordinance... Pinellas County Pr... Sumbiz SeeClickFix 311 CRM

https://www.zillow.com/homedetails/520-72nd-Ave-Saint-Pete-Beach-FL-33706/47288517_zpid/

Back to search

House for rent

Accepts Zillow applications

\$1,950/mo Fees may apply

520 72nd Ave, Saint Pete Beach, FL 33706

Price may not include required fees and charges. Price shown reflects the lease term provided.

Learn more | [Cost calculator](#)

1 beds 1 baths 750 sqft

Request a tour

Apply now

See all 14 photos

Light rain At night

3:59 PM 9/5/2026

520 72nd Ave.

CE20260138 Zillow Listing

Buy Rent Saint Pete Beach

SPB Bookmarks Import favorites Code of Ordinance... Pinellas County Pr... Sunbiz SeeClickFix 311 CRM

Back to search

Save Share Hide More

Overview Facts & features Price history Neighborhood Cost calculator

Accepts Zillow applications

\$1,950/mo Fees may apply

520 72nd Ave, Saint Pete Beach, FL 33706

Price may not include required fees and charges. Price shown reflects the lease term provided.

Learn more | [Cost calculator](#)

1 beds **1** baths **750** sqft

Request a tour

Apply now

Fast & easy Zillow application.
This property accepts Zillow applications. Click 'Apply now' to fill out the online form once and apply to as many participating properties as you want. Just \$35 for 30 days.

Single family residence Available now Cats, dogs OK

Central air Hookups laundry Attached garage parking

Forced air

Contact manager for more details about this home.

New Humid Now

Search

3:00 PM 3/5/2016

520 72nd Ave.

CE20260138 Bathroom

Buy Rent \$ Saint Pete Beach

SPB Bookmarks Import favorites Code of Ordinance... Pinellas County Pr... Sunbiz SeeClickFix 311 CRM Towbook

Back to listing

Save Share More

\$633,500
1 bd 1 ba 750 sqft
520 72nd Ave
Saint Pete Beach, FL 33706

64°F Clear 7:20 AM 4/14/2026

520 72nd Ave.

CE20260138 Kitchen

Buy Rent Saint Pete Beach

SPB Bookmarks Import favorites Code of Ordinance... Pinellas County Pr... Sunbiz SeeClickFix 311 CRM Towbook

Back to listing

Save Share More

\$633,500
1 bd 1 ba 750 sqft

520 72nd Ave
Saint Pete Beach, FL 33706

Sign in

64°F Clear 7:30 AM 4/14/2026

520 72nd Ave.

CE20260138 Living Room

Buy Rent Saint Pete Beach

SPB Bookmarks Import favorites Code of Ordinance... Pinellas County Pr... Sunbiz SeeClickFix 311 CRM Towbook

Back to listing

Save Share More

\$633,500
1 bd 1 ba 750 sqft
520 72nd Ave
Saint Pete Beach, FL 33706

Sign in

64°F Clear 7:17 AM 4/14/2026

520 72nd Ave.

CE20260138 Garage

Buy Rent Saint Pete Beach

SPB Bookmarks Import favorites Code of Ordinance... Pinellas County Pr... Sumbiz SeeClickFix 311 CRM Towbook

Back to listing

Save Share More

\$633,500
1 bd 1 ba 750 sqft
520 72nd Ave
Saint Pete Beach, FL 33706

Sign in

64°F Clear

7:22 AM 4/14/2026

520 72nd Ave.



COURTESY NOTICE

03/09/2026

WHEELER, TIMOTHY DUDLEY, WILLIAM J EST
520 72ND AVE
ST PETE BEACH FL 33706-3613

RE: Case Number 20260138
Violation Address: 520 72ND AVE
Parcel ID#: 363115779940430090

Dear Property Owner and/or Occupant,

Illegal Conversion of single-family residential home. Renting out bottom level.

Your property at 520 72ND AVE is found to be in violation of the following code(s).

Sec. 33.7. - Density and intensity

(a)Existing, legally-nonconforming residences on single residential lots that do not abut Gulf Blvd shall be limited to a density of 7.5 units per acre and regulated pursuant to section 3.10.(c). Minimum lot width is 50 feet.

Sec. 98-33. - Florida Building Code, residential; amendments.

1.Be used solely for parking of vehicles, building access or storage. The interior portion of such enclosed areas shall not be partitioned or finished into separate rooms except for stairwells, ramps, and elevators, unless a partition is required by the fire code. Areas for access to elevated areas of the building shall be not more than 299 square feet in area. The limitation on partitions does not apply to load bearing walls interior to perimeter wall (crawlspce) foundations.

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 **03/20/2026**.

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 8360 7129 35

WHEELER TIMOTHY
DUDLEY WILLIAM J EST
520 72ND AVE
ST PETE BEACH FL 33706-3613

CN 20260138 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8368 6077 14

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NOV 20260138 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260069
City of St. Pete Beach v. Grand Plaza Hotel
Owner LLC
Address: 5030 Gulf Blvd St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: May 11, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 22.10. - Maintenance standards.**
(a)Landscaped areas. All required landscaped areas must include an in-ground automatic irrigation system. The plantings in any landscaped area must be properly maintained in order for the landscaped area to fulfill the purposes for which it was established. Such maintenance shall include all actions necessary to keep the landscaped area free of litter and debris and to keep plantings healthy and orderly in appearance. Where reclaimed water is not used to irrigate, the developer is required to use drip or micro-spray irrigation systems.
Sec. 22.3. - General requirements
(b)Screening of certain areas. Screening shall be employed for parking lots as required, and to mask from the public view such service areas as trash and garbage areas, outside equipment of unaesthetic character, and accessory buildings or areas not enhancing or in keeping with the aesthetics of the project or the neighborhood.
(c) Installation. All landscaping shall be installed in accordance with the approved landscape plan prior to issuance of a certificate of occupancy and shall be installed in accordance with accepted landscape practices within the area. All plant material listed as Category I by the Florida Exotic Pest Plants Council (FEPPC) shall be removed prior to issuance of

certificate of occupancy.

(d) Maintenance. The owner and tenant, or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping in accordance with section 22.10, and landscaped areas shall be so maintained as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris. If trees, shrubs or other landscape material should die, such materials must be replaced within 30 days.

(e) Protection of landscaped areas. All landscaped areas shall be protected from vehicular encroachment by curbs, wheel stops or other similar device.

(f) Preservation of existing plant material. In instances where healthy plant material exists on a site prior to its development, in part or in whole, for purposes of off-street parking or other vehicular use areas, or in conjunction with other landscaping requirements, an applicant will be encouraged to retain such landscaping. The city manager may adjust the application of the standards set out in this section to allow credit for such plant material if, in his opinion, such an adjustment is in keeping with and will preserve the intent of this section.

(g) Reclamation. In the event construction activity ceases on a zoning lot that has been cleared of vegetation, the owner shall be required to restore sufficient vegetation and/or provide such other means, as determined by the city, to ensure the stability of the soil on the lot.

Sec. 22.8. - Buffer requirements and installation standards

(a) Generally. A buffer shall be defined as specified land area together with its planting and landscaping requirements. Buffers may also contain a barrier, such as a fence, wall, hedge, or berm, where such additional screening is necessary to achieve the desired degree of buffering between adjacent uses.

Landscaped buffers shall be required to separate transient accommodation and nonresidential uses from residential or institutional uses, where such area abuts property zoned or in fact used primarily for residential or institutional purposes, to eliminate or minimize potential negative effects such as dirt, noise, litter, glare of lights, signs, parking areas, or to provide spacing to reduce the adverse impacts of noise, odor, or danger from fires or explosions. The size and nature of the buffer shall be determined by the site plan process. Buffers shall be subject to the following provisions:

(3) A buffer may be used for satisfaction of minimum setback requirements.

(b) Location of buffers. The buffers required by these regulations shall be located along the perimeter of a zoning lot where required, extending the entire length of the zoning lot, except at approved entrances or exits to the property or in required sight triangles. Buffers shall extend to the zoning lot line or right-of-way line, except where easements, covenants, or natural features may require the buffer to be set back from the property line.(1) Buffers shall not be located on any portion of an existing, dedicated, or proposed right-of-way, road easement, or private street.

(2) Where an existing utility easement is partially or wholly within a required buffer, the developer shall design the buffer to eliminate or minimize plantings within the easement. Such design may necessitate choosing a buffer with more land area or fewer required plantings.

(3) All general landscape requirements of these regulations shall be met.

Sec. 26.13. - Exempt Signs.

(h) Onsite parking space signs. Onsite parking space number signs, not exceeding one square foot of sign face per sign, shall be allowed on each parcel in noncommercial use having multiple parking spaces onsite. One such sign shall be allowed for each parking space.

Sec. 33.6. - General requirements

(a)Only those lots that have direct access to Gulf Blvd shall be allowed commercial use, except that lots that do not have frontage on Gulf Boulevard that are assembled and combined with lots that do have Gulf Boulevard frontage may contain a commercial use. Such lots that are aggregated with lots that abut Gulf Boulevard shall have an additional 10 foot landscaped buffer from residential uses pursuant to section 33.8 and Division 22.

Sec. 4.1. - Review of conditional use permit applications.

(c)Authorized conditional uses. Only those uses which are authorized in each zoning district or those nonconforming uses which are substantially damaged or destroyed, and are permitted to be re-established in accordance with this ordinance may be approved as conditional uses. The designation of a use in a zoning district as a conditional use does not constitute an authorization of such use or an assurance that such use will be approved; rather, each proposed conditional use shall be evaluated by the city commission for compliance with the standards and conditions set forth in this section and for each district. Wherever a

conditional use existing on the effective date of these regulations is terminated or destroyed, subsequent conditional use of the property shall be permitted only in conjunction with the approval process specified herein. **Sec. 6.11. - Temporary uses**

(d) Specific conditions. The following standards shall govern the establishment and renewal of any temporary use:

(1) The time period for a temporary use permit shall be limited to a maximum period of ninety (90) days, subject to one (1) extension that may be authorized by the city manager up to an additional period of thirty (30) days.

(2) The period of time established for the temporary use permit may be issued and limited to less than ninety (90) days if determined to be warranted in the initial review and approval process.

(3) No temporary use permit shall be approved for the same property for any one or combination of multiple time periods that exceed ninety (90) days [plus any additional period of thirty (30) days that may have been approved] within any twelve (12) month period of time.

(4) The city shall retain the right to revoke the temporary use permit and require immediate removal of the temporary use if it fails to comply with any of the conditions of the permit, or creates a public safety hazard or nuisance.

(e) Permit review and issuance process. Upon submission of an application for a temporary use the following process shall be followed:

(1) Upon determination that an application is complete, mailed notice of the application and the opportunity to provide input will be provided to the owners of property immediately adjoining the property that is the subject of the application.

(2) The city's Technical Review Committee will review the application within ten (10) days and make a recommendation to the city manager to approve, approve with noted conditions, or deny the application.

(3) The city manager shall, within five (5) days of receiving the Technical Review Committee's recommendation act to approve, approve with noted conditions, or deny the permit.

(4) The city manager's decision shall be final. Any appeal shall be filed with a hearing officer designated by the city commission in accordance with section 3.14(a) of the Land Development Code.

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

(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

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

Funding:

N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260069

vs.

GRAND PLAZA HOTEL OWNER 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 **05/11/2026** 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 **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 04/16/2026

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: GULF BLVD

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

Name of Property Owner(s): GRAND PLAZA HOTEL OWNER LLC

Case No.: 20260069 Code Enforcement Officer: Lucy Knight

Hearing Date: 05/11/2026 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 04/16/2026

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

AMENDED NOTICE OF VIOLATION

03/11/2026

GRAND PLAZA HOTEL OWNER LLC
C/O GENCOM ACQUISITION LLC 2700 TIGERTAIL AVE
MIAMI, FL 33133-5318

RE: Case Number 20260069
Violation Address: GULF BLVD
Parcel ID#: 06-32-16-08172-000-0210

Dear Property Owner:

Unpermitted parking/sales, lot needs maintenance, need vegetation along Gulf Blvd, fence in disrepair, no storage on lot wooden 4 x 4, brick wall needs repaired, broken box upon entry, and metal fence broken on lot. We kindly request you to maintain lot regularly.

Sec. 22.10. - Maintenance standards.

(a) Landscaped areas. All required landscaped areas must include an in-ground automatic irrigation system. The plantings in any landscaped area must be properly maintained in order for the landscaped area to fulfill the purposes for which it was established. Such maintenance shall include all actions necessary to keep the landscaped area free of litter and debris and to keep plantings healthy and orderly in appearance. Where reclaimed water is not used to irrigate, the developer is required to use drip or micro-spray irrigation systems.

Sec. 22.3. - General requirements.

(b) Screening of certain areas. Screening shall be employed for parking lots as required, and to mask from the public view such service areas as trash and garbage areas, outside equipment of unaesthetic character, and accessory buildings or areas not enhancing or in keeping with the aesthetics of the project or the neighborhood.

(c) Installation. All landscaping shall be installed in accordance with the approved landscape plan prior to issuance of a certificate of occupancy and shall be installed in accordance with accepted landscape practices within the area. All plant material listed as Category I by the Florida Exotic Pest Plants Council (FEPPC) shall be removed prior to issuance of certificate of occupancy.

(d) Maintenance. The owner and tenant, or their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping in accordance with section 22.10, and landscaped areas shall be so maintained as to present a healthy, neat and orderly appearance and shall be kept free from refuse

and debris. If trees, shrubs or other landscape material should die, such materials must be replaced within 30 days.(e) Protection of landscaped areas. All landscaped areas shall be protected from vehicular encroachment by curbs, wheel stops or other similar device.

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(g) Reclamation. In the event construction activity ceases on a zoning lot that has been cleared of vegetation, the owner shall be required to restore sufficient vegetation and/or provide such other means, as determined by the city, to ensure the stability of the soil on the lot.

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(3) A buffer may be used for satisfaction of minimum setback requirements.

(b) Location of buffers. The buffers required by these regulations shall be located along the perimeter of a zoning lot where required, extending the entire length of the zoning lot, except at approved entrances or exits to the property or in required sight triangles. Buffers shall extend to the zoning lot line or right-of-way line, except where easements, covenants, or natural features may require the buffer to be set back from the property line.(1) Buffers shall not be located on any portion of an existing, dedicated, or proposed right-of-way, road easement, or private street.

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(3) All general landscape requirements of these regulations shall be met.

Sec. 26.13. - Exempt Signs.

(h) Onsite parking space signs. Onsite parking space number signs, not exceeding one square foot of sign face per sign, shall be allowed on each parcel in noncommercial use having multiple parking spaces onsite. One such sign shall be allowed for each parking space.

Sec. 33.6. - General requirements

(a)Only those lots that have direct access to Gulf Blvd shall be allowed commercial use, except that lots that do not have frontage on Gulf Boulevard that are assembled and combined with lots that do have Gulf Boulevard frontage may contain a commercial use. Such lots that are aggregated with lots that abut Gulf Boulevard shall have an additional 10 foot landscaped buffer from residential uses pursuant to section 33.8 and Division 22.

Sec. 4.1. - Review of conditional use permit applications.

(c)Authorized conditional uses. Only those uses which are authorized in each zoning district or those nonconforming uses which are substantially damaged or destroyed, and are permitted to be re-

established in accordance with this ordinance may be approved as conditional uses. The designation of a use in a zoning district as a conditional use does not constitute an authorization of such use or an assurance that such use will be approved; rather, each proposed conditional use shall be evaluated by the city commission for compliance with the standards and conditions set forth in this section and for each district. Wherever a conditional use existing on the effective date of these regulations is terminated or destroyed, subsequent conditional use of the property shall be permitted only in conjunction with the approval process specified herein.

Sec. 6.11. - Temporary uses

(d) Specific conditions. The following standards shall govern the establishment and renewal of any temporary use:

(1) The time period for a temporary use permit shall be limited to a maximum period of ninety (90) days, subject to one (1) extension that may be authorized by the city manager up to an additional period of thirty (30) days.

(2) The period of time established for the temporary use permit may be issued and limited to less than ninety (90) days if determined to be warranted in the initial review and approval process.

(3) No temporary use permit shall be approved for the same property for any one or combination of multiple time periods that exceed ninety (90) days [plus any additional period of thirty (30) days that may have been approved] within any twelve (12) month period of time.

(4) The city shall retain the right to revoke the temporary use permit and require immediate removal of the temporary use if it fails to comply with any of the conditions of the permit, or creates a public safety hazard or nuisance.

(e) Permit review and issuance process. Upon submission of an application for a temporary use the following process shall be followed:

(1) Upon determination that an application is complete, mailed notice of the application and the opportunity to provide input will be provided to the owners of property immediately adjoining the property that is the subject of the application.

(2) The city's Technical Review Committee will review the application within ten (10) days and make a recommendation to the city manager to approve, approve with noted conditions, or deny the application.

(3) The city manager shall, within five (5) days of receiving the Technical Review Committee's recommendation act to approve, approve with noted conditions, or deny the permit.

(4) The city manager's decision shall be final. Any appeal shall be filed with a hearing officer designated by the city commission in accordance with section 3.14(a) of the Land Development Code.

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

(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

(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 03/23/2026**. 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

CE20260069

- **Respondent(s): Grand Plaza Hotel Owner LLC**
- **Violation address: 06-32-16-08172-000-0210**
- **Violation(s) description: The property is in violation of section 4-1 Review of Conditional Use Permit (c)**

Section 6-11 Temporary uses (d) 1, 2, 3, 4, (e) 1, 2, 3, 4 section 22.3 General Requirements (b), (c), (d), (e), (f), (g) section 22.8 Buffer requirements (a) 3 (b) 1, 2, 3 Section 22.10 Maintenance standards (a) Section 26.3 Exempt Signs (h) Section 33.6 General Requirements (a)

section 98-65 Unsightly Condition (1) a ,b (3),

(4) section 98-66 Residential and Commercial

Property Maintenance (24) of the Code of Ordinance of the City of St. Pete Beach

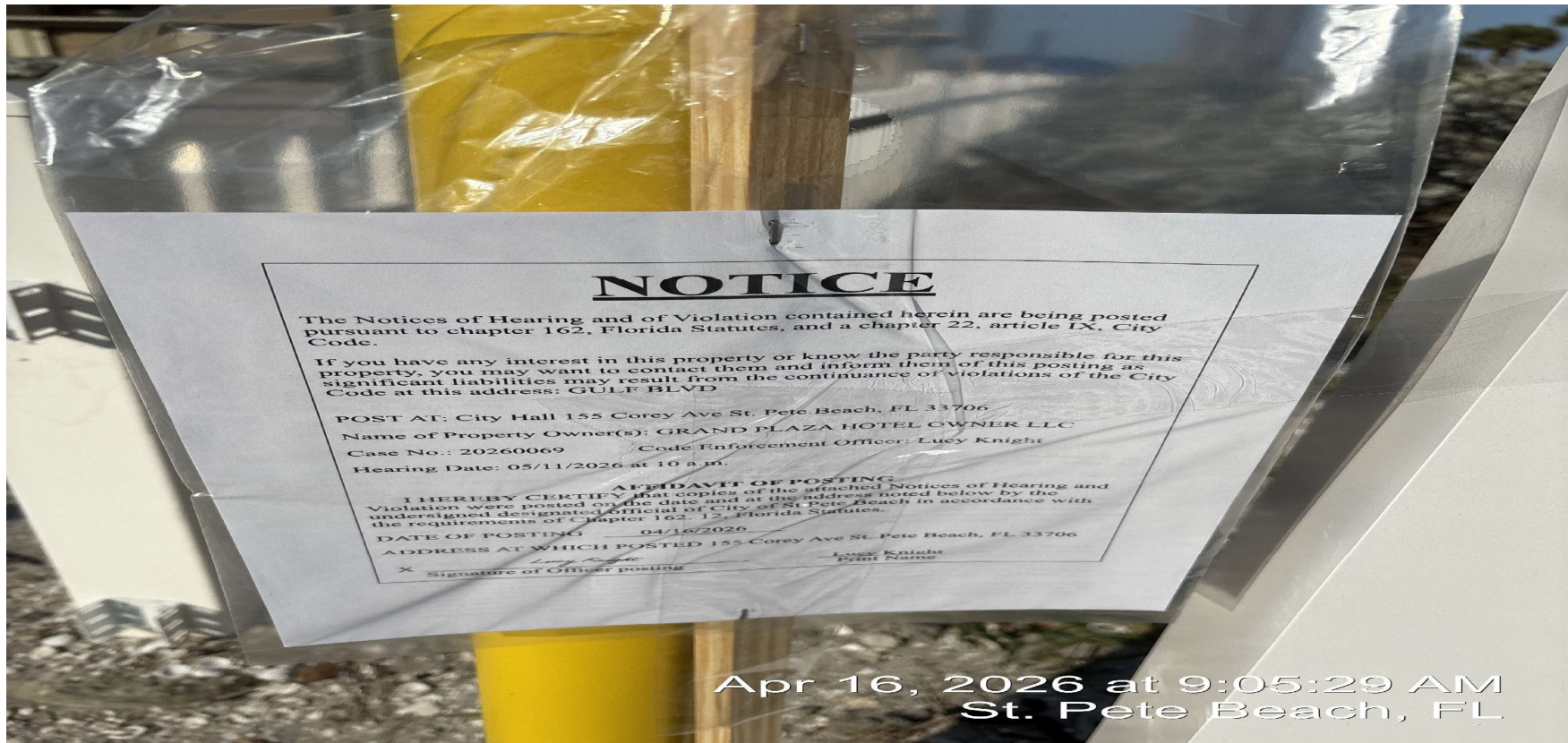
CE20260069

Case Summary

- Initial inspection: 02/05/2026**
- Notice of Violation dated and mailed certified: 04/16/2026**
- Notices of Hearing dated and posted on the property: 04/16/2026**

CE20260069

Affidavit of Posting



Grand Plaza Hotel Owner, LLC

CE20260069 Wall Broken Down



Grand Plaza Hotel Owner, LLC

CE20260069 Broken Fence

Mar 11, 2026 at 9:33:50 AM
St. Pete Beach, FL



Grand Plaza Hotel, LLC

CE20260069 Lot Sign To Large



Grand Plaza Hotel, LLC

CE20260069

Conditional Use Parking



Grand Plaza Hotel, LLC

CE20260069

Fence in Disrepair



Grand Plaza Hotel, LLC

CE20260069

Missing Buffer along Gulf Blvd



Grand Plaza Hotel, LLC

CE20260069

Missing Buffer along Gulf Blvd



Grand Plaza Hotel, LLC



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

NOTICE OF VIOLATION

03/05/2026

GRAND PLAZA HOTEL OWNER LLC
C/O GENCOM ACQUISITION LLC 2700 TIGERTAIL AVE
MIAMI, FL 33133-5318

RE: Case Number 20260069
Violation Address: 5030 GULF BLVD
Parcel ID#: 06-32-16-08172-000-0210

Dear Property Owner:

The sales of parking are prohibited without a conditional use permit.

Sec. 4.1. - Review of conditional use permit applications.

(c) Authorized conditional uses. Only those uses which are authorized in each zoning district or those nonconforming uses which are substantially damaged or destroyed, and are permitted to be re-established in accordance with this ordinance may be approved as conditional uses. The designation of a use in a zoning district as a conditional use does not constitute an authorization of such use or an assurance that such use will be approved; rather, each proposed conditional use shall be evaluated by the city commission for compliance with the standards and conditions set forth in this section and for each district. Wherever a conditional use existing on the effective date of these regulations is terminated or destroyed, subsequent conditional use of the property shall be permitted only in conjunction with the approval process specified herein.

These violation(s) must be corrected **no later than 03/23/2026**. 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

Lucy Knight
Code Enforcement Officer



COURTESY NOTICE

02/05/2026

BEACHCOMBER HOTEL OWNER LLC
C/O GENCOM ACQUISITION, LLC
2700 TIGERTAIL AVE MIAMI, FL 33133-5318

RE: Case Number 20260070
Violation Address: GULF WINDS DR
Parcel ID#: 013215347940060100

Dear Property Owner and/or Occupant,

The sales of parking are prohibited without a conditional use permit.

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

Sec. 4.1. - Review of conditional use permit applications.

(c)Authorized conditional uses. Only those uses which are authorized in each zoning district or those nonconforming uses which are substantially damaged or destroyed, and are permitted to be re-established in accordance with this ordinance may be approved as conditional uses. The designation of a use in a zoning district as a conditional use does not constitute an authorization of such use or an assurance that such use will be approved; rather, each proposed conditional use shall be evaluated by the city commission for compliance with the standards and conditions set forth in this section and for each district. Wherever a conditional use existing on the effective date of these regulations is terminated or destroyed, subsequent conditional use of the property shall be permitted only in conjunction with the approval process specified herein.

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 **03/02/2026**.

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



COURTESY NOTICE

02/05/2026

GRAND PLAZA HOTEL OWNER LLC
C/O GENCOM ACQUISITION LLC 2700 TIGERTAIL AVE
MIAMI FL 33133-5318

RE: Case Number 20260069
Violation Address: 5030 GULF BLVD
Parcel ID#: 06-32-16-08172-000-0210

Dear Property Owner and/or Occupant,

The sales of parking are prohibited without a conditional use permit.

Your property at 5030 GULF BLVD is found to be in violation of the following code(s).

Sec. 4.1. - Review of conditional use permit applications.

(c)Authorized conditional uses. Only those uses which are authorized in each zoning district or those nonconforming uses which are substantially damaged or destroyed, and are permitted to be re-established in accordance with this ordinance may be approved as conditional uses. The designation of a use in a zoning district as a conditional use does not constitute an authorization of such use or an assurance that such use will be approved; rather, each proposed conditional use shall be evaluated by the city commission for compliance with the standards and conditions set forth in this section and for each district. Wherever a conditional use existing on the effective date of these regulations is terminated or destroyed, subsequent conditional use of the property shall be permitted only in conjunction with the approval process specified herein.

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 **03/02/2026**.

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 8360 3336 59

GRAND PLAZA HOTEL OWNER LLC
C/O: GENCOM ACQUISITION LLC
2700 TIGERTAIL AVE
MIAMI FL 33133-5318

NOV 20260069 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8355 6533 66

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE FL 32301-2699

RA CN 20260069 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8368 6065 02

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE FL 32301-2699

RA NOH 20260069 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 3340 14

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE FL 32301-2699

RA NOV BANNER 20260069 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8355 6531 75

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MIAMI FL 33133-5318

CN 20260069 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8368 6071 65

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C/O: GENCOM ACQUISITION LLC
2700 TIGERTAIL AVE
MIAMI FL 33133-5318

NOH 20260069 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260207
City of St. Pete Beach v. Ghaith, Sami
Address: 301 41st Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: May 11, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 8.2. - Permitted principal uses and structures.**
(a) Residential dwellings—Detached single-family only. Such dwellings shall not be used for transient occupancy.

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260207

vs.
GHAITH, SAMI
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 **05/11/2026** 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 **301 41ST 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 04/24/2026



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.



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

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 24 day of April, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 301 41ST AVE St. Pete Beach, FL 33706 by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No.: 20260207

Lucy Knight
Signature of Officer posting

Lucy Knight
Print Name

04-24-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

physical presence or online notarization, this 24 day of April, 2026,

by Lucy Knight (name of person acknowledging).

[Signature]
Signature of Notary Public - State of Florida

Jennifer M. Daunch
Print, Type, or Stamp Commissioned Name of Notary Public



Personally Known -OR- Produced Identification

Type of Identification Produced _____



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

Irreparable or Irreversible Notice of Violation

04/24/2026

GHAITH, SAMI
301 41ST AVE S
ST PETE BEACH FL 33706

Re: **Case Number 20260207**
Violation Address: 301 41ST AVE, ST PETE BEACH FL 33706
Parcel ID#: 073216074880010080

Dear Property Owner:

Single family home in RU-1 cannot be rented short term.

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 **05/11/2026, 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
Code Enforcement Officer

CE20260207


- **Respondent(s): Sami Ghaith**
- **Violation address: 301 41st Ave**
- **Violation(s) description: The property is in violation of section 8.2 (a) Permitted principle uses and structures of the Land Development Code of the City of St. Pete Beach**

CE20260207

Case Summary

- Initial inspection: 04/24/2026**
- Irreparable & Irreversible Notice of Violation dated and mailed certified: 04/24/2026**
- Notices of Hearing dated and posted on the property: 04/24/2026**

CE20260207 Affidavit of Posting


The Sunbelt Council of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 04 day of April, 2026, at the following locations:
City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 301 41ST AVE St. Pete Beach, FL 33706 by the Florida Statutes and chapter 22, article 1X, of the City's Code of Ordinances.

Case No.: 20260207

Bruce Knight
Signature of Officer Posting


Bruce Knight
Print Name

04-24-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
I hereby certify that the foregoing instrument was acknowledged to me by means of this 24 day of April, 2026, by Bruce Knight (name of person acknowledging).

Signature of Notary Public - State of Florida
Deborah M. Davis
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known -OR- Produced Identification
Type of Identification Produced



Apr 24, 2026 at 8:52:38 AM
St. Pete Beach, FL

301 41st Ave.

CE20260207 Advertisement on Airbnb

SPB Bookmarks Import favorites Code of Ordinances... Pinellas County Pr... Sunbiz See ClickFix 311 CRM Towbook CivicPlus Account...

airbnb

Anywhere Any week Add guests Add description

Cozy Beach Walk Home 3BR 2BA + Priv Yard + SmartTV

Share Save

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

Add a night for \$230
Extend to Jun 1 with this special offer.
Add 1 night

\$1,324 \$1,221 for 4 nights

70°F Sunny 9:21 AM 4/21/2026

301 41st Ave.


CE20260207 Airbnb review

SPB Bookmarks Import favorites Code of Ordinance... Pinellas County Pr... Sunbiz SeeClickFix 311 CRM Towbook CivicPlus Account... \$1,324 \$1,221 for 4 nights 1 review Reserve

Photos Amenities Reviews Location

1 review

Average rating will appear after 3 reviews
[How reviews work](#)

 **Connor**
1 month on Airbnb
***** · 2 weeks ago · Stayed a few nights

Price was very nice and had everything that we needed definitely a lot more utensils and cooking supplies than any other air b and b I have stayed at. And Sam was very ...

[Show more](#)

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

Small craft advis...
in effect


9:30 AM
4/21/2026


301 41st Ave.


CE20260207 Host Information


SPB Bookmarks | Import favorites | Code of Ordinance... | Pinellas County Pr... | Sunbiz | SeeClickFix 311 CRM | lowbook | CivicPlus Account...

Photos | Amenities | Reviews | Location

 **Hosted by Sam**
Superhost · 8 years hosting

 **Ready for meals at home**
This home has what you need to cook and dine in.

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

 **Sam is a Superhost**
Superhosts are experienced, highly rated Hosts.

Your peaceful St. Pete Beach escape awaits! This 3BR home is walkable to the beach and ideal for families or remote workers. Enjoy a bright interior, a fully stocked kitchen, fast Wi-Fi, and a charming fenced yard that's great for kids or tanning outside!

The space

- This bright, clean 3BR/2BA corner-lot home in the Belle Vista neighborhood offers a peaceful retreat just a short walk from St. Pete Beach. Designed with a minimalist, clutter-free style, the home features comfortable essential furnishings and a fully ...

Show more

Add a night for \$230
Extend to Jun 1 with this special offer.
Add 1 night

\$1,324 **\$1,221** for 4 nights

CHECK-IN 5/27/2026	CHECKOUT 5/31/2026
-----------------------	-----------------------

GUESTS
4 guests

Free cancellation before April 27

Reserve

You won't be charged yet

[Report this listing](#)

70°F Sunny | Search | 8:22 AM 4/23/2026

301 41st Ave.

CE20260207 Minium Night Stay

The screenshot shows an Airbnb listing for a property in St. Pete Beach, Florida. The listing title is 'Entire home in St. Pete Beach, Florida' with details: 6 guests, 3 bedrooms, 2 beds, and 2 baths. It has a 1-star rating from 1 review. The listing highlights features such as being 'Hosted by Sam' (an 8-year Superhost), 'Ready for meals at home', 'Self check-in', and 'Sam is a Superhost'. The 'The space' section describes it as a bright, clean 3BR/2BA corner-lot home in the Belle Vista neighborhood. A date selection modal is open, showing a calendar for April and May 2026. The modal includes 'CHECK-IN' (5/27/2026) and 'CHECKOUT' (Add date) fields. The calendar shows the 27th of May selected. The browser address bar shows the URL: https://www.airbnb.com/rooms/1343007677567696072?adults=4&location=St.%20Pete%20Beach%2C%20FL&search_mode=regular_search&check_in=2026-05-27&source_impression_id=p... The browser's taskbar shows the time as 9:19 AM on 4/21/2026.

301 41st Ave.

CE20260207

Air BNB 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).

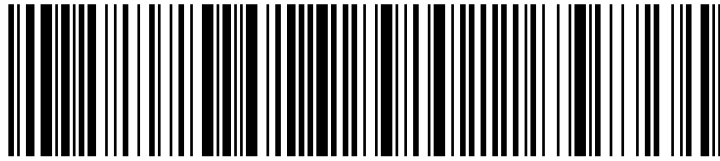
Reviews are posted after both parties have submitted their reviews, or once the 14-day period has ended—whichever comes first.

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.

301 41st Ave.

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

USPS CERTIFIED MAIL



9214 8901 9403 8300 0069 9436 68

GHAITH SAMI
301 41ST AVE
ST PETE BEACH FL 33706

NOH 20260207 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260156
City of St Pete Beach v. Fields Bryan
Address: 501 80th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: May 11, 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:
(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. 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. 98-67. - Junk vehicle, junk vessels and abandoned property.

(c) Parking, storage, abandoning, keeping or leaving of certain vehicles or boats restricted and prohibited. It shall be unlawful for any person to park, store, abandon, keep or leave exposed or outside any enclosure any vehicle or boat which is in a wrecked, junked, inoperative, partially dismantled or abandoned condition on any real property, private or public, within the city limits for such time and under such circumstances as to reasonably cause such vehicle or boat to be a danger to the public health, safety and welfare, or to be an eyesore, to be unsightly or to be aesthetically unpleasing due to such conditions and appearance. It shall not be a violation of this article if the person's action is in connection with a bona fide business purpose or enterprise that is lawfully situated and licensed within the city, or if the vehicle or boat is being actively restored and worked upon by the owner and kept within an enclosure on his real property.

(d) Public nuisance declared. All vehicles or boats violating or found to be in violation of the provisions of this article are declared to be a public nuisance, illegal and subject to removal as provided for by statute or by this article as may be applicable.

(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.

(f) Leaving of wrecked, junked, inoperative, partially dismantled or abandoned vehicles or boats on streets or highways prohibited. No person shall leave for more than 24 consecutive hours, whether currently licensed, registered or not licensed or registered, any wrecked, junked, inoperative, partially dismantled or abandoned vehicle or boat on any street or highway within the city limits.

(g) Responsibility for removal and procedures. Any person who causes, permits or allows any wrecked, junked, inoperative, partially dismantled or abandoned vehicle or boat in violation of the provisions of this article to be kept on such person's private real property, on any public real property or on any street or highway within the city shall be in violation of this article and responsible for its removal. After giving appropriate notice and following the procedures set forth in F.S. ch. 705, relating to public property, if the vehicle or boat is not removed from public property, it is subject to removal by the city under the provisions of the statute and this article. If the violation is upon private real property, the violator shall be appropriately noticed or cited. The violator shall be responsible for all costs reasonably associated with the enforcement of this article necessitated by his failure to remove the property.

Sec. 98-68. - Junk and disabled vehicles on private property.(b) Nuisance declared. The outdoor storage of abandoned or disabled motor vehicles is a public nuisance, and removal of such vehicles is the abatement of a public nuisance.

(c) Owner to remove unlicensed vehicle. Any abandoned or disabled motor vehicle shall be removed by the owner of any residentially zoned real property upon which the vehicle sits or by the owner of the vehicle within 30 days after the expiration date shown on the license tag or within 30 days after the license tag shall have been removed from the vehicle.

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260156

vs.
FIELDS, BRYAN
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 **05/11/2026** 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 **501 80TH 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 05/01/2026

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: 501 80TH AVE

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

Name of Property Owner(s): FIELDS, BRYAN

Case No.: 20260156 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 05/11/2026 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 05/01/2026

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

4/22/2026

FIELDS, BRYAN
501 80TH AVE
ST PETE BEACH FL 33706-1605 ,

RE: Case Number 20260156
Violation Address: 501 80TH AVE
Parcel ID#: 363115781920910100

Dear Property Owner:

Your (Red Rover) personal storage unit has been on your property in excess of 9 months without any permits for repairs to your home. You have a junk vehicle with registration expired in 6/2025 that 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:

(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. 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. 98-67. - Junk vehicle, junk vessels and abandoned property.

(c) Parking, storage, abandoning, keeping or leaving of certain vehicles or boats restricted and prohibited. It shall be unlawful for any person to park, store, abandon, keep or leave exposed or outside any enclosure any vehicle or boat which is in a wrecked, junked, inoperative, partially dismantled or abandoned condition on any real property, private or public, within the city limits for such time and under such circumstances as to reasonably cause such vehicle or boat to be a danger to the public health, safety and welfare, or to be an eyesore, to be unsightly or to be aesthetically unpleasing due to such conditions and appearance. It shall not be a violation of this article if the person's action is in connection with a bona fide business purpose or enterprise that is lawfully situated and licensed within the city, or if the vehicle or boat is being actively restored and worked upon by the owner and kept within an enclosure on his real property.

(d) Public nuisance declared. All vehicles or boats violating or found to be in violation of the provisions of this article are declared to be a public nuisance, illegal and subject to removal as provided for by statute or by this article as may be applicable.

(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.

(f) Leaving of wrecked, junked, inoperative, partially dismantled or abandoned vehicles or boats on streets or highways prohibited. No person shall leave for more than 24 consecutive hours, whether currently licensed, registered or not licensed or registered, any wrecked, junked, inoperative, partially dismantled or abandoned vehicle or boat on any street or highway within the city limits.

(g) Responsibility for removal and procedures. Any person who causes, permits or allows any wrecked, junked, inoperative, partially dismantled or abandoned vehicle or boat in violation of the provisions of this article to be kept on such person's private real property, on any public real property or on any street or highway within the city shall be in violation of this article and responsible for its removal. After giving appropriate notice and following the procedures set forth in F.S. ch. 705, relating to public property, if the vehicle or boat is not removed from public property, it is subject to removal by the city under the provisions of the statute and this article. If the violation is upon private real property, the violator shall be appropriately noticed or cited. The violator shall be responsible for all costs reasonably associated with the enforcement of this article necessitated by his failure to remove the property.

Sec. 98-68. - Junk and disabled vehicles on private property.

(b) Nuisance declared. The outdoor storage of abandoned or disabled motor vehicles is a public nuisance, and removal of such vehicles is the abatement of a public nuisance.

(c) Owner to remove unlicensed vehicle. Any abandoned or disabled motor vehicle shall be removed by the owner of any residentially zoned real property upon which the vehicle sits or by the owner of the vehicle within 30 days after the expiration date shown on the license tag or within 30 days after the license tag shall have been removed from the vehicle.

These violation(s) must be corrected **no later than 04/30/2026**. 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

CE20260156

- **Respondent(s): Bryan Fields**
- **Violation address: 501 80th Ave**
- **Violation(s) description: The property is in violation of section 46-33. (12) & (13) Enumeration, section 6.13. (e)(4)a Residential accessory structures, section 98-67 (c), (d), (e), (f) & (g) Junk vehicle, vessels & abandoned property and section 98-68. (b) & (c) Junk & disabled vehicles on private property of the Land Development Code of the City of St. Pete Beach**

CE20260156

Case Summary

- Initial inspection: 04/19/2026**
- Courtesy Notice dated and mailed certified: 3/19/2026**
- Notice of Violation dated and mailed certified: 4/22/2026**
- Notices of Hearing dated and posted on the property: 5/1/2026**

CE20260156 Affidavit of Posting

May 1, 2026 at 8:04:32 AM


St. Pete Beach
The Suncoast Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706, www.stpetebeach.org

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 1st day of May, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 501 80TH AVE St. Pete Beach, FL 33706 by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No.: 20260156

[Signature]
Signature of Officer posting

AYAKO RUCEDESCHER
Print Name

5-1-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of
 physical presence or online notarization,
this 1 day of MAY, 2026.

by Ayako Rucedeschel (name of person acknowledging).

[Signature]
Signature of Notary Public - State of Florida

Jennifer M. Daunch
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known -OR- Produced Identification
Type of Identification Produced _____


Notary Public State of Florida
Jennifer M. Daunch
My Commission No 315107
Expires 9/23/2026

501 80th Ave.

CE20260156

Portable storage unit - 6/5/2025

Jun 5, 2025 at 1:08:47 PM



501 80th Ave.

CE20260156

Abandoned vehicle – 6/5/2025



501 80th Ave.

CE20260156 PSU - 7/5/2025

Jul 5, 2025 at 11:29:22 AM



501 80th Ave.

CE20260156 PSU – 3/19/2026

Mar 19, 2026 at 1:49:23 PM



501 80th Ave.

CE20260156

Abandoned vehicle – 4/15/2026

Apr 15, 2026 at 10:04:40 AM



501 80th Ave.

CE20260156
Expired registration – 6/25

Apr 15, 2026 at 10:05:03 AM



501 80th Ave.

CE20260156

Abandoned vehicle in public ROW

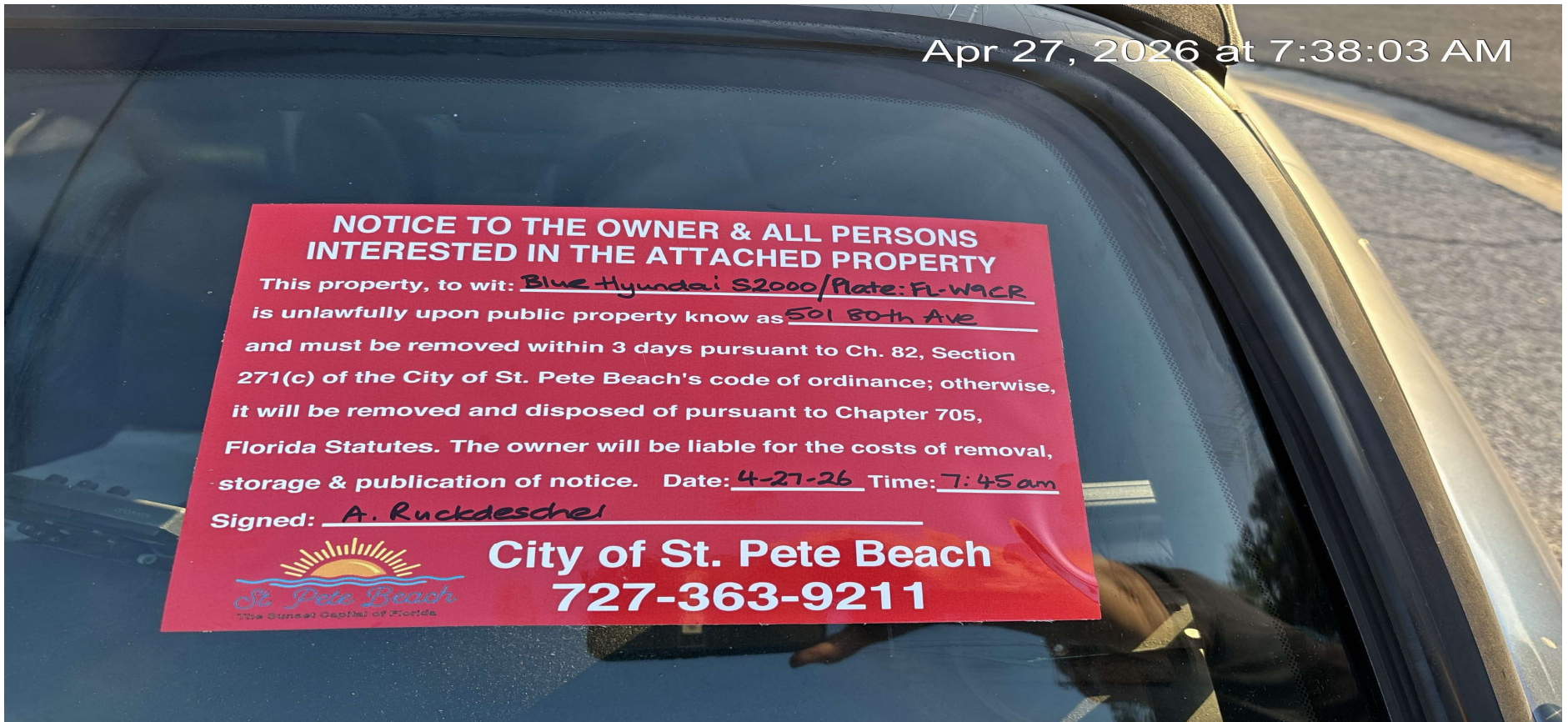


501 80th Ave.

CE20260156

Red tagged for removal – 4/27/2026

Apr 27, 2026 at 7:38:03 AM



501 80th Ave.



COURTESY NOTICE

03/19/2026

FIELDS, BRYAN
501 80TH AVE
ST PETE BEACH
FL 33706-1605

RE: Case Number 20260156
Violation Address: 501 80TH AVE
Parcel ID#: 363115781920910100

Dear Property Owner and/or Occupant,

Your Red Rover portable storage unit has been on your property in excess of 9 months without any valid permits for repairs to your home. You are in violation of the following section code(s):

Your property at 501 80TH AVE is found to be in violation of the following code(s).

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.

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 **04/18/2026**.

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 6475 25

FIELDS BRYAN
501 80TH AVE
ST PETE BEACH FL 33706-1605

CN 20260156 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8369 5683 97

FIELDS BRYAN
501 80TH AVE
ST PETE BEACH FL 33706-1605

NOV 20260156 AR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260128
City of St. Pete Beach v. Highland Properties of
W Florida LC
Address: 601 78th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: May 11, 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. c. Trees and shrubs planted in such a manner as to obstruct vehicular and pedestrian traffic along roadways, sidewalks and public rights-of-way.

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

Sec. 98-64. - 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. 98-66. - Residential and commercial property maintenance.(a) All premises shall be maintained in compliance with the standards in this section.

(b) Standards for improved property.

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

Funding: N/A

- Attachments:**
1. Notice of Hearing
 2. Affidavit of Posting
 3. Notice of Violation
 4. Evidence
 5. 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: 20260128

vs.

HIGHLAND PROPERTIES OF W FLORIDA LC
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 **05/11/2026** 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 **601 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 04/22/2026

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: 601 78TH AVE

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

Name of Property Owner(s): HIGHLAND PROPERTIES OF W FLORIDA LC

Case No.: 20260128 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 05/11/2026 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 04/22/2026

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

X _____
Signature of Officer posting

Ayako
Ruckdeschel
Print Name



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

NOTICE OF VIOLATION

3/3/2026

HIGHLAND PROPERTIES OF W FLORIDA LC
3113 JACKSON ST N
ST PETERSBURG , FL 33704-1952

RE: Case Number 20260128
Violation Address: 601 78TH AVE
Parcel ID#: 363115615240790060

Dear Property Owner:

Your property frontage right-of-way is overgrown and unkept; this must be maintained. Your eastside utility cable in ground cable box is also missing its cover, please have it replaced for security. You are in violation of the following section code(s):

Sec. 46-33. - Enumeration.

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

(1) Vegetation as follows:

a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches. c. Trees and shrubs planted in such a manner as to obstruct vehicular and pedestrian traffic along roadways, sidewalks and public rights-of-way.

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

Sec. 98-64. - 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. 98-66. - 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 3/23/2026**. 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

CE20260128

- **Respondent(s): Highland Properties of W Florida LLC**
- **Violation address: 601 78th Ave**
- **Violation(s) description: The property is in violation of section 46-33. (1) & (3) Enumeration, section 98-64 (a) General maintenance and section 98-66 (a) & (b), (20) Residential and commercial property maintenance of the Land Development Code of the City of St. Pete Beach**

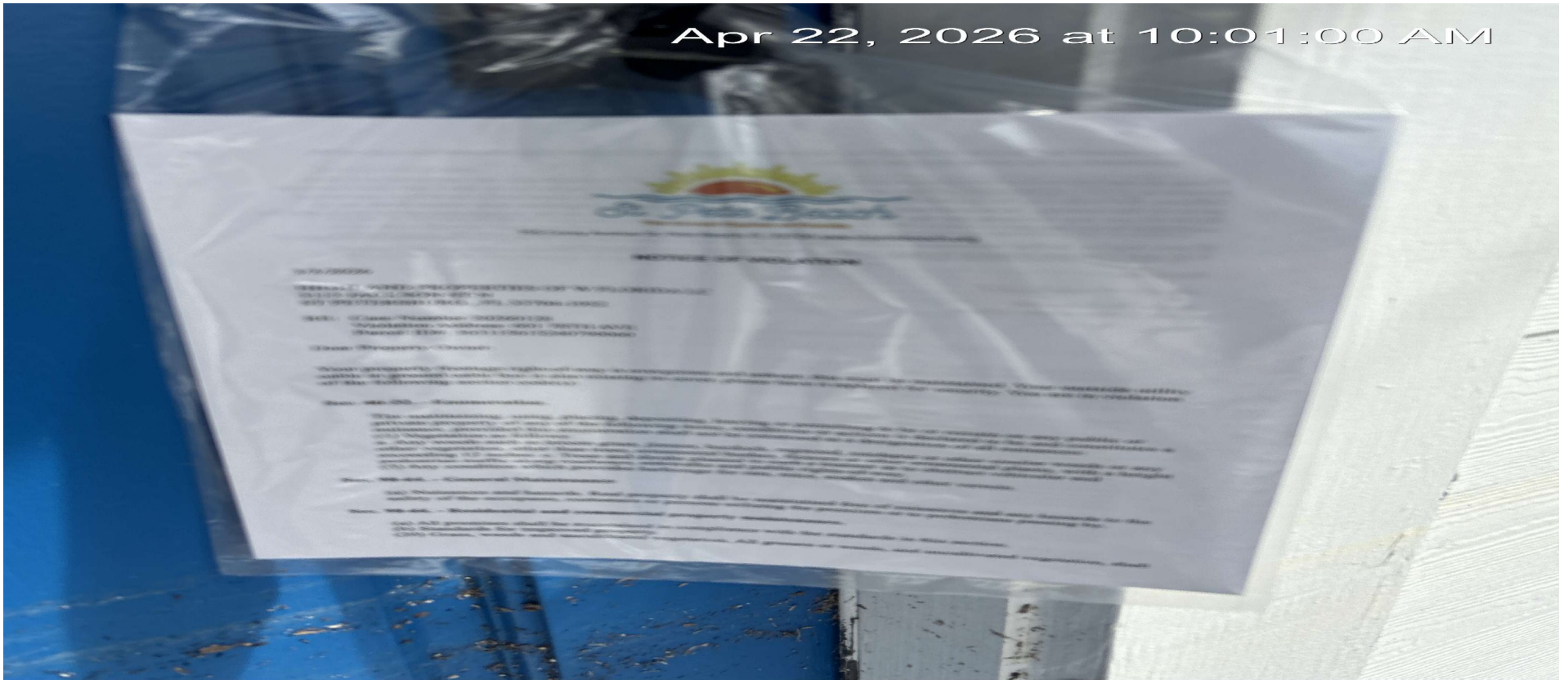
CE20260128

Case Summary

- **Initial inspection: 3/2/2026**
- **Notice of Violation dated and mailed certified: 3/3/2026**
- **Notices of Hearing dated and posted on the property: 4/22/2026**

CE20260128 Affidavit of Posting

Apr 22, 2026 at 10:01:00 AM



601 78th Ave.

CE20260128 Overgrowth in ROW

Mar 2, 2026 at 12:46:25 PM



601 78th Ave.

CE20260128 Overgrowth in ROW



601 78th Ave.

CE20260128

Missing utility box cover



Mar 2, 2026 at 12:47:50 PM

601 78th Ave.

CE20260128 Overgrowth in ROW 4-15-26

Apr 15, 2026 at 9:23:56 AM



601 78th Ave.

CE20260128 Overgrowth in ROW 4-15-26

Apr 15, 2026 at 9:24:26 AM



601 78th Ave.

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

USPS CERTIFIED MAIL



9214 8901 9403 8369 5782 35

HIGHLAND PROPERTIES OF W FLORIDA LC
3113 JACKSON ST N
ST PETERSBURG FL 33704-1952

NOH 20260128 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8359 6879 09

HIGHLAND PROPERTIES OF W FLORIDA LLC
3113 JACKSON ST N
ST PETERSBURG FL 33704-1952

NOV 20260128 AR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20250612
City of St. Pete Beach v. H & J Capital LLC
Address: 610 78th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: May 11, 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.

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

Sec. 98-64. - General Maintenance

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

Sec. 98-65. - Unsightly conditions.

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

(1) Structures that are:

a. Partially destroyed; or

b. Left in a state of disrepair

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

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

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

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

(b) Standards for improved property.

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

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

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

b. Prohibited conditions. The following conditions are prohibited:

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

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

Funding:

N/A

Attachments:

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

4. Evidence
5. Notice of Hearing Banner
6. Registered Agent Notice of Hearing Banner
7. Notice of Violation 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: 20250612

vs.
H & J CAPITAL 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 **05/11/2026** 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 **610 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 04/22/2026

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: 610 78TH AVE

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

Name of Property Owner(s): H & J CAPITAL LLC

Case No.: 20250612 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 05/11/2026 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 04/22/2026

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

X *Ayako Ruckdeschel*
Signature of Officer posting

Ayako
Ruckdeschel
Print Name



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

NOTICE OF VIOLATION

9/15/2025

H & J CAPITAL LLC
4142 GARDNER DR
PORT CHARLOTTE, FL 33952

RE: Case Number 20250612
Violation Address: 610 78TH AVE
Parcel ID#: 363115615240780100

Dear Property Owner:

Your property is overgrown and requires maintenance. You have a broken fence which must be repaired or replaced. You are in violation of the following section code(s):

Sec. 46-33. - Enumeration.

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

(1) Vegetation as follows:

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

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

Sec. 98-64. - General Maintenance

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

Sec. 98-65. - Unsightly conditions.

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

(1) Structures that are:

a. Partially destroyed; or

b. Left in a state of disrepair

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

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

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

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

(b) Standards for improved property.

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

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

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

b. Prohibited conditions. The following conditions are prohibited:

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

(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 9/28/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

Ayako Ruckdeschel

Ayako Ruckdeschel
Code Enforcement Officer

727-363-9216

CE20250612

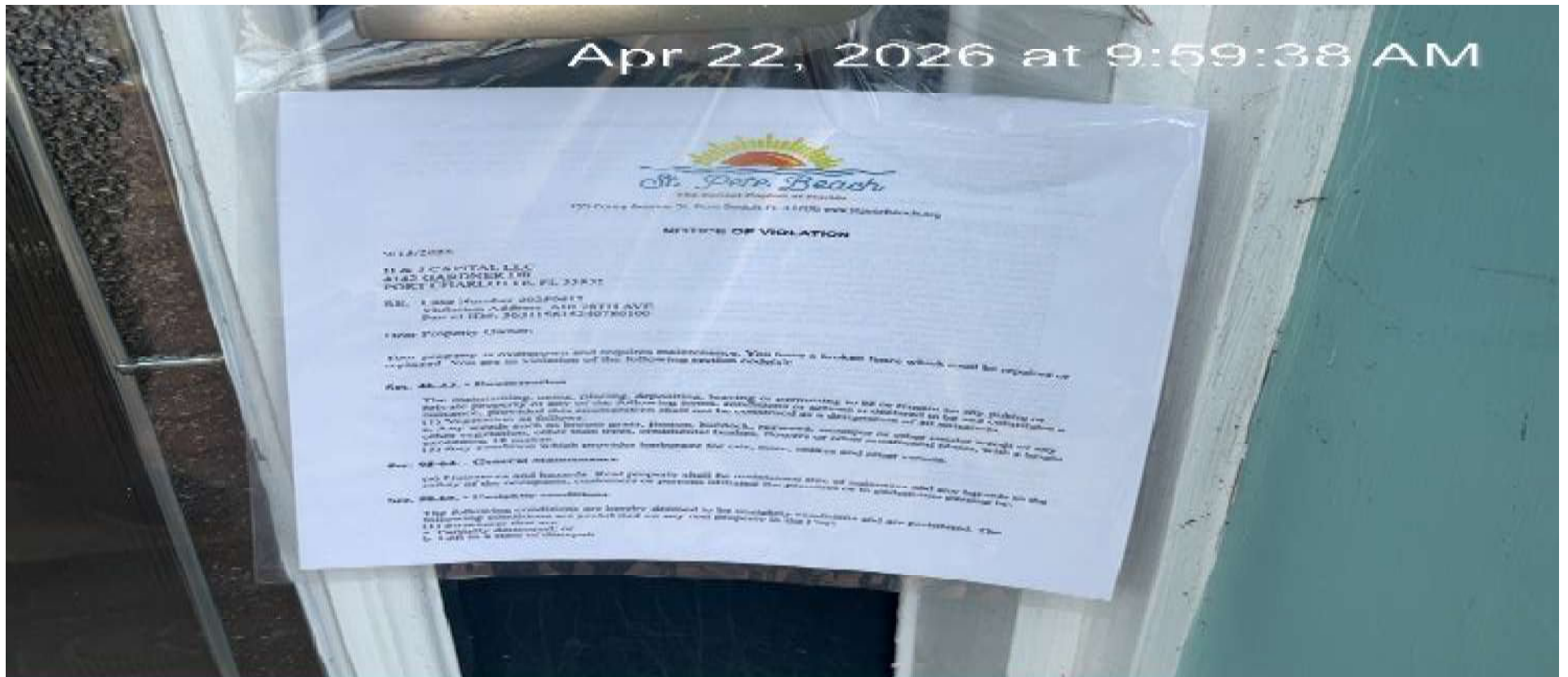
- **Respondent(s): H & J Capital LLC**
- **Violation address: 610 78th Ave**
- **Violation(s) description: The property is in violation of section 46-33. (1) & (3) Enumeration, section 98-64 (a) General maintenance, section 98-65 (1) a & b, (3) & (4) and section 98-66 (a) & (b), (7), (20), (22) b.2 & (24) Residential and commercial property maintenance of the Land Development Code of the City of St. Pete Beach**

CE20250612

Case Summary

- **Initial inspection: 9/13/2025**
- **Notice of Violation dated and mailed certified: 9/15/2025**
- **Notices of Hearing dated and posted on the property: 4/22/2026**

CE20250612 Affidavit of Posting



610 78th Ave.

CE20250612 Broken fence

Sep 13, 2025 at 4:03:31 PM



610 78th Ave.

CE20250612

Overgrown yard

Sep 13, 2025 at 4:02:56 PM



610 78th Ave.

CE20250612
Overgrowth & broken fence



610 78th Ave.

CE20250612 Overgrowth



610 78th Ave.

CE20250612 Overgrowth & debris

Jan 28, 2026 at 10:29:38 AM



610 78th Ave.

CE20250612

Overgrown entrance



610 78th Ave.

CE20250612

Overgrowth of weeds

Jan 28, 2026 at 10:30:15 AM



610 78th Ave.

CE20250612 Overgrowth



610 78th Ave.

CE20250612

Dead bushes



610 78th Ave.

CE20250612

Overgrown & broken fence

Apr 15, 2026, at 9:51:49 AM



610 78th Ave.

CE20250612 Broken fence

Apr 15, 2026 at 9:51:57 AM



610 78th Ave.

CE20250612

Dead vegetation



610 78th Ave.

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

USPS CERTIFIED MAIL



9214 8901 9403 8369 5730 94

H & J CAPITAL LLC
4142 GARDNER DR
PORT CHARLOTTE FL 33952-9749

NOH 20250612 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8369 5717 55

JENNY NGUYEN DINH
4142 GARDNER DR
PORT CHARLOTTE FL 33952-9749

RA NOH 20250612 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8332 8107 82

H&J CAPITAL LLC
4142 GARDNER DR
PORT CHARLOTTE FL 33952-9749

NOV 20250612 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8332 8109 11

JENNY NGUYEN DINH
4142 GARDNER DR
PORT CHARLOTTE FL 33952-9749

RA NOV 20250612 AR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260129
City of St. Pete Beach v. Care, Tammy Sadlier,
Tracy
Address: 618 78th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: May 11, 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.
(9) Any accumulation of stagnant water permitted or maintained on any lot, piece of ground or swimming pool.
(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. 98-64. - General Maintenance
(a) Nuisances and hazards.
Real property shall be maintained free of nuisances and any hazards to the safety of the occupants, customers or

persons utilizing the premises or to pedestrians passing by.

Sec. 98-65. - Unsightly conditions.

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

(1) Structures that are:

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

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

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

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

(b) Standards for improved property.

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

(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.

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: 20260129

vs.

CATE, TAMMY SADLIER, TRACY
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 **05/11/2026** 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 **618 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 04/22/2026

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: 618 78TH AVE

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

Name of Property Owner(s): CATE, TAMMY SADLIER, TRACY

Case No.: 20260129 Code Enforcement Officer: Ayako Ruckdeschel

Hearing Date: 05/11/2026 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 04/22/2026

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

3/3/2026

CATE, TAMMY SADLIER, TRACY
618 78TH AVE
ST PETE BEACH , FL 33706-1716

RE: Case Number 20260129
Violation Address: 618 78TH AVE
Parcel ID#: 363115615240780090

Dear Property Owner:

Your pool is stagnant and requires a safety fence for security. You have a visible toilet stored outside which should 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.

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

(9) Any accumulation of stagnant water permitted or maintained on any lot, piece of ground or swimming pool.

(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. 98-64. - General Maintenance

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

Sec. 98-65. - Unsightly conditions.

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

(1) Structures that are:

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

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

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

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

(b) Standards for improved property.

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

(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.

These violation(s) must be corrected **no later than 3/23/2026**. 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

CE20260129

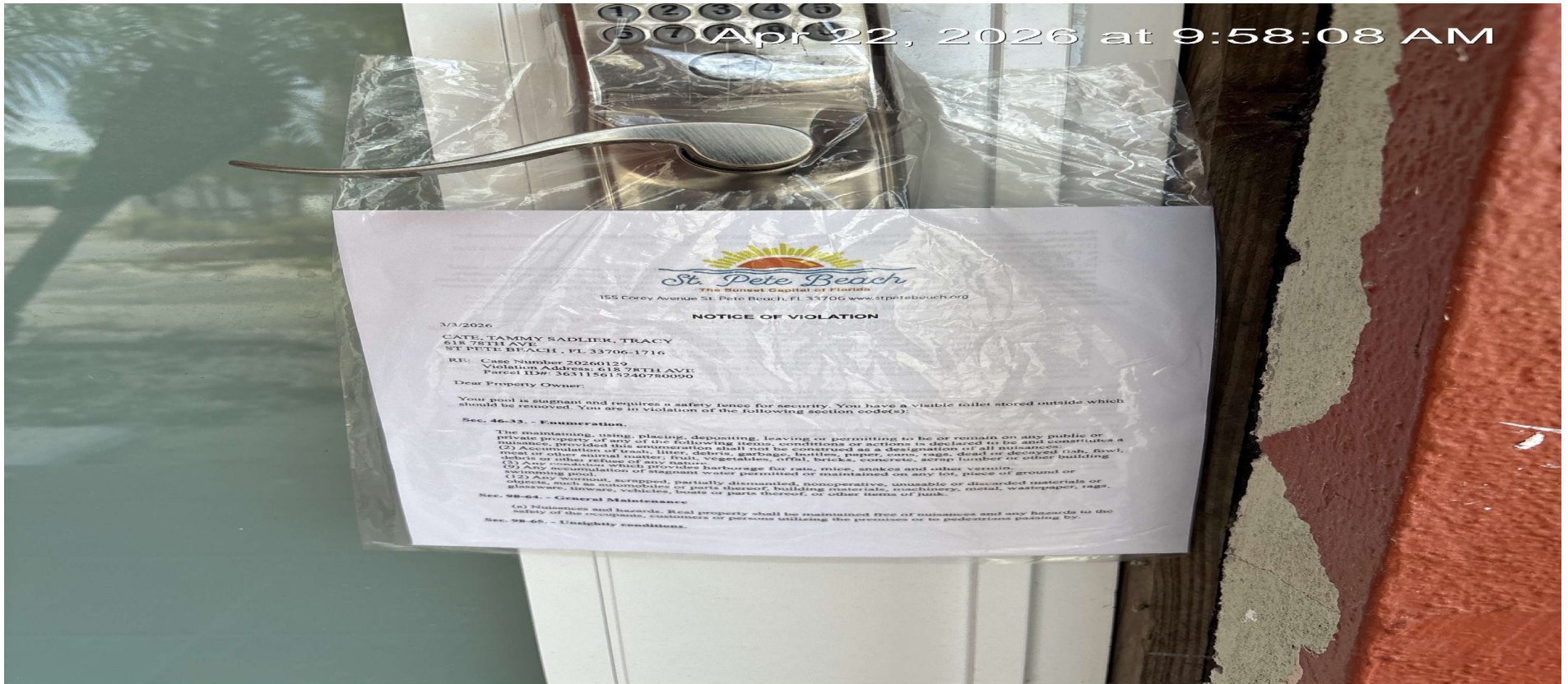
- **Respondent(s): Tammy Cate & Tracy Sadlier**
- **Violation address: 618 78th Ave**
- **Violation(s) description: The property is in violation of section 46-33. (2), (3), (9) & (12) Enumeration, section 98-64 (a) General maintenance, section 98-65 (1) a & b, (4) and section 98-66 (a) & (b), (18), (24), & (e) Residential and commercial property maintenance of the Land Development Code of the City of St. Pete Beach**

CE20260129

Case Summary

- Initial inspection: 1/28/2026**
- Notice of Violation dated and mailed certified: 3/3/2026**
- Notices of Hearing dated and posted on the property: 4/22/2026**

CE20260129 Affidavit of Posting



618 78th Ave.

CE20260129

Open access to pool



618 78th Ave.

CE20260129 Toilet on pool deck

Jan 28, 2026 at 10:32:50 AM



618 78th Ave.

CE20260129

Open filled pool



618 78th Ave.

CE20260129

Open filled pool & toilet



618 78th Ave.

CE20260129
No change to pool condition 4-15-26



618 78th Ave.

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

USPS CERTIFIED MAIL



9214 8901 9403 8369 5661 71

CATE TAMMY
SADLIER TRACY
618 78TH AVE
ST PETE BEACH FL 33706-1716

NOH 20260129 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8359 7074 47

CATE TAMMY
SADLIER TRACY
618 78TH AVE
ST PETE BEACH FL 33706-1716

NOV 20260129 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: May 11, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Nuisance – City to abate

Funding: N/A

Attachments:

1. Evidence
2. Final order from 2025
3. 23. Order to Continue (CE20260080 - Pali Way Land Trust - Nuisance Abatement)

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: 04/28/2026**
- Notices of Hearing dated and posted on the property: 04/28/2026**

CE20260080

Affidavit of Posting


St. Pete Beach
The Sunbelt Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Nuisance (Chronic) and Notice of Hearing were posted on the 28th day of April, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706
5411 Pali Way St. Pete Beach, FL 33706

by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Section 46-144, St. Pete Beach, Code of Ordinances.

Case No.: 20260080

[Signature]
Signature of Officer

Wey Knight
Print Name of Officer

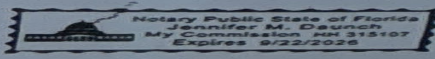
04-28-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of
 physical presence or online notarization,
this 28 day of April, 2026.
by Wey Knight (name of person acknowledging).

[Signature]
Signature of Notary Public - State of Florida

Jennifer M. Daunch
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known -OR- Produced Identification
Type of Identification Produced _____


Notary Public State of Florida
Jennifer M. Daunch
My Commission #113107
Expires 9/22/2026

Apr 28, 2026 at 9:14:47 AM
St. Pete Beach, FL

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



Feb 10, 2026 at 10:06:27 AM
St. Pete Beach, FL

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20260080
ADDRESS: 5411 Pali Way**

**5411 PALI WAY LAND TRUST, and
CHRISTOPHER MACMILLAN, Trustee,**

Respondents.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on April 13, 2026, and by agreement of the parties, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **May 11, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 17th day of April 2026.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 5411 Pali Way St. Pete Beach, FL 33706 on April 20, 2026.

**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: May 11, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Funding: N/A

Attachments:

1. Evidence
2. 20250069 Nguyen-Truong Lien 12-04-25
3. 24. Order to Continue (CE202 - Nguyen & Truong
- Nuisance Abatement)

CE20250069

- Respondent(s): Annie Nguyen and Jimmy C. Truong**
- Violation address: 205 55th Ave**
- 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 #20250069 on 10/10/2025 violation of section(s) 46-33 Enumeration, 98-64 General maintenance, 98-65 Unsightly conditions & 98-66 Residential & commercial property maintenance**

CE20250069

Case Summary

- Initial inspection: 1/11/2025**
- Notice of Nuisance dated and mailed certified: 4/28/2026**
- Notices of Hearing dated and posted on the property: 4/28/2026**

CE20250069 Affidavit of Posting

Apr 28, 2026 at 9:47:10 AM



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

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Nuisance (Chronic) and Notice of Hearing were posted on the 28th day of April, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706
205 55th Avenue St. Pete Beach, FL 33706

by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Section 46-144, St. Pete Beach, Code of Ordinances.

Case No.: 20250069

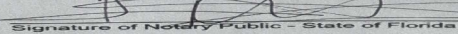

Signature of Officer

Ayako Ruckdeschel
Print Name of Officer

4-28-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of
 physical presence or online notarization,
this 28 day of April, 2026.

by Ayako Ruckdeschel (name of person acknowledging)


Signature of Notary Public - State of Florida

Jennifer M. Dauncey
Print, Type, or Stamp Commissioned Name of Notary Public

Personally Known -OR- Produced Identification
Type of Identification Produced



205 55th Ave

CE20250069

Recorded Lien on 12/4/2025

I#: 2025339501 BK: 23380 PG: 2044, 12/04/2025 at 05:20 PM, RECORDING 2 PAGES
\$18.50 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY
DEPUTY CLERK: CLK101097

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 Ruckdesehel.
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.

Page 1 of 2

205 55th Ave

CE20250069

SPB Unsafe structure 2/10/2026

Mar 10, 2026 at 11:20:03 AM
St. Pete Beach, FL

CITY OF ST PETE BEACH
UNSAFE STRUCTURE
THIS BUILDING IS UNSAFE AND ITS USE OR OCCUPANCY HAS BEEN PROHIBITED BY THE BUILDING OFFICIAL
AS PER FBC 115.1 AND F.S. 553.775 (3) (e)

Facility name and/or address: <u>205 55th Ave</u>	DATE: <u>2/10/26</u>
This structure has been inspected, found to be seriously damaged and is unsafe to occupy as described below: <u>Roof has collapsed and is not safe. Environment conditions in house may be a hazard to health.</u>	TIME: <u>1:56 pm</u>
	Building Official: <u>Luke Curtis</u> Inspector: <u>Luke Curtis</u>
	Do not enter this structure unless the Building Official allows entry as specified below: Entry is allowed <input type="checkbox"/> Not allowed <input checked="" type="checkbox"/> As specified below: <u>structure is not safe</u>

DO NOT REMOVE, ALTER OR COVER THIS PLACARD UNTIL AUTHORIZED BY THE BUILDING OFFICIAL
THIS PLACARD IS NOT A DEMOLITION ORDER

205 55th Ave

CE20250069
Chronic nuisance inspection 2/10/2026



205 55th Ave

CE20250069
Chronic nuisance inspection 2/10/2026



205 55th Ave

CE20250069
Chronic nuisance inspection 2/10/2026



205 55th Ave

CE20250069
Chronic nuisance inspection 2/10/2026



205 55th Ave

CE20250069
Chronic nuisance inspection 2/10/2026



Feb 10, 2026 at 10:15:05 AM
St. Pete Beach, FL

205 55th Ave

CE20250069
Chronic nuisance inspection 2/10/2026



205 55th Ave

CE20250069
Chronic nuisance inspection 2/10/2026



205 55th Ave

CE20250069
Chronic nuisance inspection 2/10/2026



205 55th Ave

CE20250069
Chronic nuisance inspection 2/10/2026



Feb 10, 2026 at 10:15:44 AM
St. Pete Beach, FL

205 55th Ave

CE20250069
Chronic nuisance inspection 2/10/2026



205 55th Ave

**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

**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.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on April 13, 2026, and by agreement of the parties, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **May 11, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 17th day of April 2026.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondents at 18955 Caddington Cir., Huntington Beach, CA 92648-1588 on April 17, 2026.