



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, June 8, 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 assess any authorized fines.
 - 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 assess any authorized fines.
 - C. Case # 20250612**
City of St. Pete Beach v. H & J Capital LLC
Address: 610 78th Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines.
 - D. Case # 20260129**
City of St. Pete Beach v. Care, Tammy Sadlier, Tracy
Address: 618 78th Ave St. Pete Beach, FL 33706
Hearing to determine costs associated with abatement.
 - E. 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 assess any authorized fines and costs.
 - F. Case # 20250220**

City of St. Pete Beach v. Starkus, Svajunas
Address: 1104 Pass A Grille Way St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.

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

H. Case# 20230606
City of St. Pete Beach v. Broderick, Mark B Broderick, Lynn M
Address: 3535 Belle Vista Dr E St. Pete Beach, FL 33706-2622
A hearing to determine case status update to assess deadlines and a path forward.

I. Case # 20260138
City of St. Pete Beach v. Wheeler, Timothy Dudley William J Est
Address: 520 72nd Ave St. Pete Beach, FL 33706
Status hearing to determine compliance and assess any authorized fines and costs.

J. 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 assess any authorized fines and costs.

4. **New Cases**

A. Case # 20260196
City of St. Pete Beach v. Aspen Home Solutions LLC
Address: 3500 Casablanca Ave St. Pete Beach, FL 33706
Sec. 12.2. - Permitted principal uses and structures.

B. Case # 20250177
City of St. Pete Beach v. Spencer, Chris
Address: 7290 Bay St. St Pete Beach, FL 33706
Sec. 98-123.1. - Permits required.

5. **Repeat Violations -**

A. Case # 20260257
City of St. Pete Beach v. Hurricane Lounge Inc
Address: 809 Gulf Way St. Pete Beach, FL 33706
Sec. 44.5. - Standards for existing beachfront lighting.

B. Case # 20260160
City of St Pete Beach v. Johnson, Kathleen M
Address: 620 64th Ave St. Pete Beach, FL 33706
Sec. 46-33 - Enumeration.
Sec. 98-65 - Unsightly Conditions.
Sec. 98-66 - Residential and Commercial Property Maintenance
Sec. 98-67 - Junk vehicle, Junk vessels, and abandoned property

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.

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: June 8, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Funding: N/A

Attachments:

1. 17. Second Final Administrative Order (CE20260150 - JSC Group LLC)
2. 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.

_____ /

SECOND FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on May 11, 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. Sourabh Arora appeared on behalf of Respondent. Mr. Arora is the Registered Agent for the Respondent and possesses 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 it was in violation of Section 98-123.1 of the City's Code of Ordinances for conducting work without a permit.
5. A hearing was held on April 13, 2026, and a Final Administrative Order ("FAO") was issued on April 17, 2026. The FAO ordered Respondent to apply for a permit through the City's portal by April 24, 2026, and secure a permit by June 1, 2026.
6. Code Enforcement Officer Ruckdeschel testified that as of the hearing a permit has not been applied for through the City's portal.
7. Mr. Arora testified that they submitted the permit package via email but that was not accepted, and that they could not submit that same package through the portal until the General Contractor was registered with the City. Mr. Arora testified that the General Contractor is having a hard time getting his insurance company to get him a Certificate of Insurance with the City as an additional insured, and that this is the last step for registration.

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

8. Respondent is found to be in partial violation of the FAO as Respondent has failed to apply for a permit by April 24, 2026. However, the Respondent has an opportunity to substantially comply with the order if it secures a permit by **June 1, 2026**.
9. A hearing is set for **June 8, 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 May 12, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent to Respondent via email to Sourabh Arora at sarora@gmail.com and US Mail to 2232 Dell Range Blvd., Ste. 242, Cheyenne, WY 82009-4979 on May 12, 2026.

APPEALS

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: 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: June 8, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Funding: N/A

Attachments:

1. 9. Order to Continue (CE20260112 - Lemke Ranch)
2. 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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ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on May 11, 2026, and at the request of the City with no objection from the Respondent, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **June 8, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 12th day of May 2026.

Erica 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 May 12, 2026.

**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 # 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: June 8, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Funding: N/A

Attachments: 1. 11. Final Administrative Order (CE20250612 - H&J Capital)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250612

ADDRESS: 610 78th Ave.

H&J CAPITAL, LLC,

Respondent.

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FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on May 11, 2026, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Ayako Ruckdeschel.
2. No one appeared on behalf of Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 46-33, 98-64, 98-65, & 98-66 of the City's Code of Ordinances for failure to maintain the property.
5. Code Enforcement Officer Ruckdeschel presented photographic evidence demonstrating broken and missing portions of fencing, overgrown and dead and dying vegetation, rampant weed growth, and dead vegetation.

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

6. Respondent is found to be in violation of the cited code sections. Respondent shall have **fourteen (14) days** from the date of this Order, or by **Tuesday, May 26, 2026**, to bring the property into compliance.
7. A hearing is set for **June 8, 2026, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.

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

Order entered on May 12, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent to Respondent via US Mail to 4142 Gardner Drive, Port Charlotte, FL 33952 on May 12, 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 # 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: June 8, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Authority is granted to the City, pursuant to Section 162.09, Fla. Stat. and Section 22-279 of the City's Code of Ordinances, the ability to secure the property or make all reasonable repairs to eliminate the threat (the unfenced pool) from the public in a manner that ensure the least amount of encroachment onto Respondent's property and is the least restrictive but still effective method of repair or security.
Reasonable costs in the amount of \$330 will be assessed against Respondent. The magistrate retains jurisdiction to impose against Respondent's the reasonable costs to repair or secure, which will be determined at a hearing on a future date.

Funding: N/A

Attachments: 1. 18. Final Administrative Order (CE20260129 - Care Sadlier)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20260129

ADDRESS: 618 78th Ave.

**TAMMY CARE and TRACY
SADLIER,**

Respondents.

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FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on May 11, 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. Respondents failed to appear.
3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondents in accordance with applicable law.
4. Respondents were notified that they were in violation of Sections 46-33, 98-64, 98-65, & 98-66 of the City's Code of Ordinances for failure to maintain the property.
5. Code Enforcement Officer Ruckdeschel submitted photographic evidence that demonstrated a registered boat trailer located on the shell yard of the property, as well as an open and unfenced pool containing stagnant, green, algae ridden water, and an unconnected toilet fixture on the pool deck.
6. Code Enforcement Officer Ruckdeschel testified that the pool is not fenced in as required under the law and is open to anyone passing by as the yard is no longer fenced in, if it ever was. Code Enforcement Officer Ruckdeschel contends that the violation is adverse to the health, safety, and welfare of the public and requested authority to repair or abate the property and impose the costs against Respondents.
7. There has been no contact with Respondents, however, the trailer was removed.

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

8. Respondent is found to be violation of the stated Code Sections. Due to the nature of the violation, it is an immediate threat to the health, safety, and welfare of the general public, no cure period would be sufficient to effectively remedy the violation.
9. Authority is granted to the City, pursuant to Section 162.09, Fla. Stat. and Section 22-279 of the City's Code of Ordinances, the ability to secure the property or make all reasonable repairs to eliminate the threat (the unfenced pool) from the public in a manner that ensure the least amount of encroachment onto Respondent's property and is the least restrictive but still effective method of repair or security.
10. Reasonable costs in the amount of **\$330** will be assessed against Respondent. The magistrate retains jurisdiction to impose against Respondent's the reasonable costs to repair or secure, which will be determined at a hearing on a future date.
11. It is Respondents' responsibility to notify the City's Code Enforcement Department once the property is in compliance, if applicable.
12. Should Respondents be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondents may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on May 12, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent to Respondents via US Mail to 618 78th Ave., St. Pete Beach, FL 33706 on May 12, 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 # 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: June 8, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Funding: N/A

Attachments:

1. 19. Final Administrative Order (CE20260046 - Pardo)
2. 8. Order to Continue (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.

**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.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on May 11, 2026, and at the request of the City and with no objection by the Respondent, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **June 8, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 12th day of May 2026.

Erica Augello

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 May 12, 2026.

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

Agenda Report

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

Action Request: N/A

Strategic Objective:

Date: June 8, 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. 4. Fourth Final Administrative Order (CE20250220 - Starkus)
2. 2. Third Final Administrative Order (CE20250220 - Starkus)
3. 26. Second Final Administrative Order (CE20250220 - Starkus)
4. 25. Final Administrative Order (CE20250220 - Starkus)
5. 1. Order to Continue Jan (CE20250220 - Starkus)
6. 1. Order to Continue (CE20250220 - Starkus)
7. Order to Continue (CE20250220 - Starkus)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

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

9. Respondent testified that he under contract to sell the property and the closing date is scheduled for June 1, 2026.

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

10. Based on the credible testimony of Respondent, the property is pending sale.
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. In the meantime, Respondent shall email the City's Code Enforcement department with any updates on the closing date or the status of the property.
12. 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.
13. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance.
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, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at starkusdevelopment@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.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

THIRD FINAL ADMINISTRATIVE ORDER

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

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

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

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

9. Based on the credible testimony of Respondent, he continues to make a good faith effort to bring the property into compliance.
10. A hearing is set for **April 12, 2026, at 10:00 a.m.** to determine compliance and to assess any authorized fines and costs. In the meantime, Respondent shall email the City's Code Enforcement department with any updates on the closing date or the status of the property.
11. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
12. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance.
13. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on February 9, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at starkusdevelopment@gmail.com on February 9, 2026.

APPEALS

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

SECOND FINAL ADMINISTRATIVE ORDER

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

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

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

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

Order entered on October 10, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

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

APPEALS

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

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

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

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

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

Order entered on July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

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

APPEALS

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

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

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

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

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

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

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

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

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250220

ADDRESS: 1104 Pass A Grille Way

SVAJUNAS STARKUS,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

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

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

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

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

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

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

Agenda Report

Agenda Title Name: Case # 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: June 8, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status hearing to determine compliance and 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. 20240563 Dolphin Final Admin Order 4-23-26

**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 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.

I hereby certify this to be a true and exact copy of the
Special Magistrate Order for Case# 20240563 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: 4/24/2026

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

Agenda Report

Agenda Title Name: Case# 20230606
City of St. Pete Beach v. Broderick, Mark B
Broderick, Lynn M
Address: 3535 Belle Vista Dr E St. Pete Beach,
FL 33706-2622

Action Request: N/A

Strategic Objective:

Date: June 8, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Funding: N/A

Attachments:

1. 9. 2d Order to Continue (CE20230606 - Broderick)
2. 8. Final Administrative Order (CE20230606 - Broderick)
3. 3. 2d Order to Continue (CE20230606 - Broderick)
4. 3. Order to Continue (CE20230606 - Broderick)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

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

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

Respondents.

_____ /

SECOND 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 **June 8, 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 Counsel for Respondent, Martha Bolton, Esq., at martha@coats-schmidt.com on April 17, 2026.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20230606

ADDRESS: 3535 Belle Vista Dr. E

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

Respondents.

_____ /

FINAL ADMINISTRATIVE ORDER

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

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

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

7. Respondent is found to be in violation of the stated code sections. No deadline for compliance is set at this time due to the unknown timing of the variance request.
8. A hearing is set for **February 9, 2026, at 10:00 a.m.**, for a case status update to assess deadlines and a path forward.
9. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
10. It is the Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance, if applicable.
11. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on January 13, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

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

APPEALS

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

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

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

Respondents.

_____ /

SECOND ORDER CONTINUING HEARING TO DATE CERTAIN

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

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

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



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Counsel for Respondent, Alexis Moore, Esq. at alexis@coats-schmidt.com on March 9, 2026.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

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

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

Respondents.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

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

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

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

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Counsel for Respondent, Alexis Moore, Esq. at alexis@coats-schmidt.com on February 9, 2026.

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

Agenda Report

Agenda Title Name: Case # 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: June 8, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

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
9. 10. Order to Continue (CE20260318 - Wheeler & Dudley)

**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.

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 **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
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 (crawl space) 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

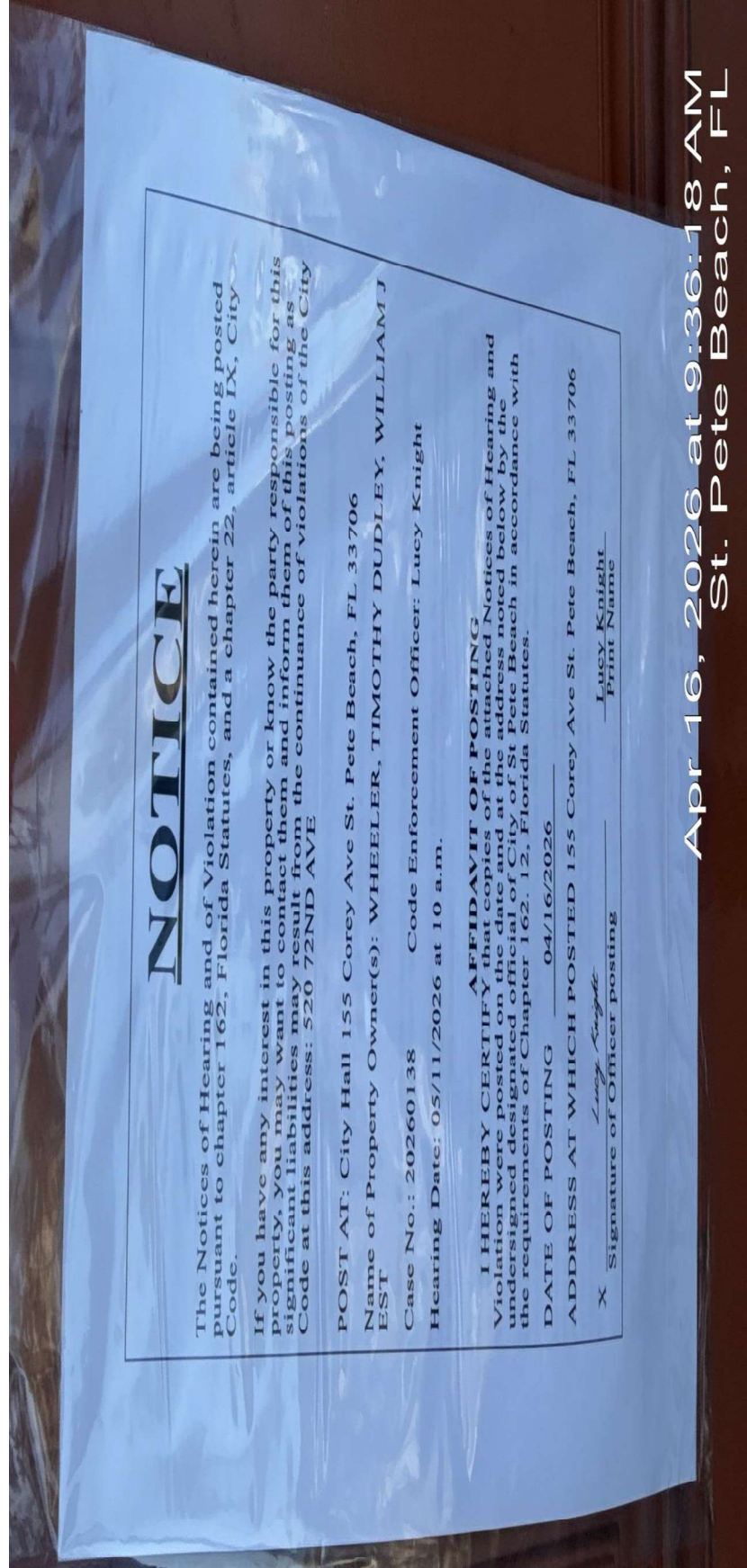
- **Respondent(s): Timothy Dudley Wheeler, William J Est**
- **Violation address: 520 72nd Ave.**
- **Violation(s) description: The property is in violation of section 33.7 (a), Density and Intensity, section 98-33 Florida Building Code, residential; amendments of the Code of Ordinance of the City of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



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 SeeClickFix 311 CRM

Back to search

Save Share Hide More

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

201 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 tonight

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

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

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

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

Buy Rent Saint Pete Beach

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 (crawlspcace) 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

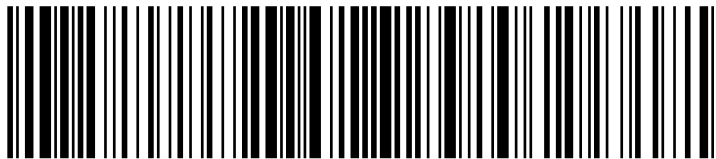
WHEELER TIMOTHY
DUDLEY WILLIAM J EST
520 72ND AVE
ST PETE BEACH FL 33706-3613

NOH 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 8364 2169 65

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

NOV 20260138 LK
Jennifer Daunch

\$8.8600

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20260138

ADDRESS: 520 72nd Ave.

**TIMOTHY WHEELER and the Estate of
WILLIAM J. DUDLEY,**

Respondents.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on May 11, 2026, and at the request of the City and with no objection by the Respondent, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **June 8, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 12th day of May 2026.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 520 72nd Ave., St. Pete Beach, FL 33706 on May 12, 2026.

**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: June 8, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Funding: N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Notice of Violation
4. Evidence
5. Courtesy Notice
6. Notice of Hearing Banner
7. Notice of Violation Banner
8. Courtesy Notice Banner
9. 18. Order to Continue (CE20260096 - Crook)
10. 3. 2d Order to Continue (CE20260096 - Crook)

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260096

vs.

CROOK, MICHELLE CROOK, JAYMIE
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

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 **4381 POINSETTIA DR** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 03/19/2026

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: 4381 POINSETTIA DR

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

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

Case No.: 20260096 Code Enforcement Officer: Lucy Knight

Hearing Date: 04/13/2026 at 10 a.m.

AFFIDAVIT OF POSTING

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

DATE OF POSTING 03/19/2026

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

X *Lucy Knight*
Signature of Officer posting

Lucy Knight
Print Name



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

NOTICE OF VIOLATION

03/05/2026

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

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

Dear Property Owner:

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

Sec. 6.15 - Fences and Walls

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

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

Sec. 98-123.1. - Permits required.

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

obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.

These violation(s) must be corrected **no later than 03/16/2026**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

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

Lucy Knight
Code Enforcement Officer

CE20260096

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

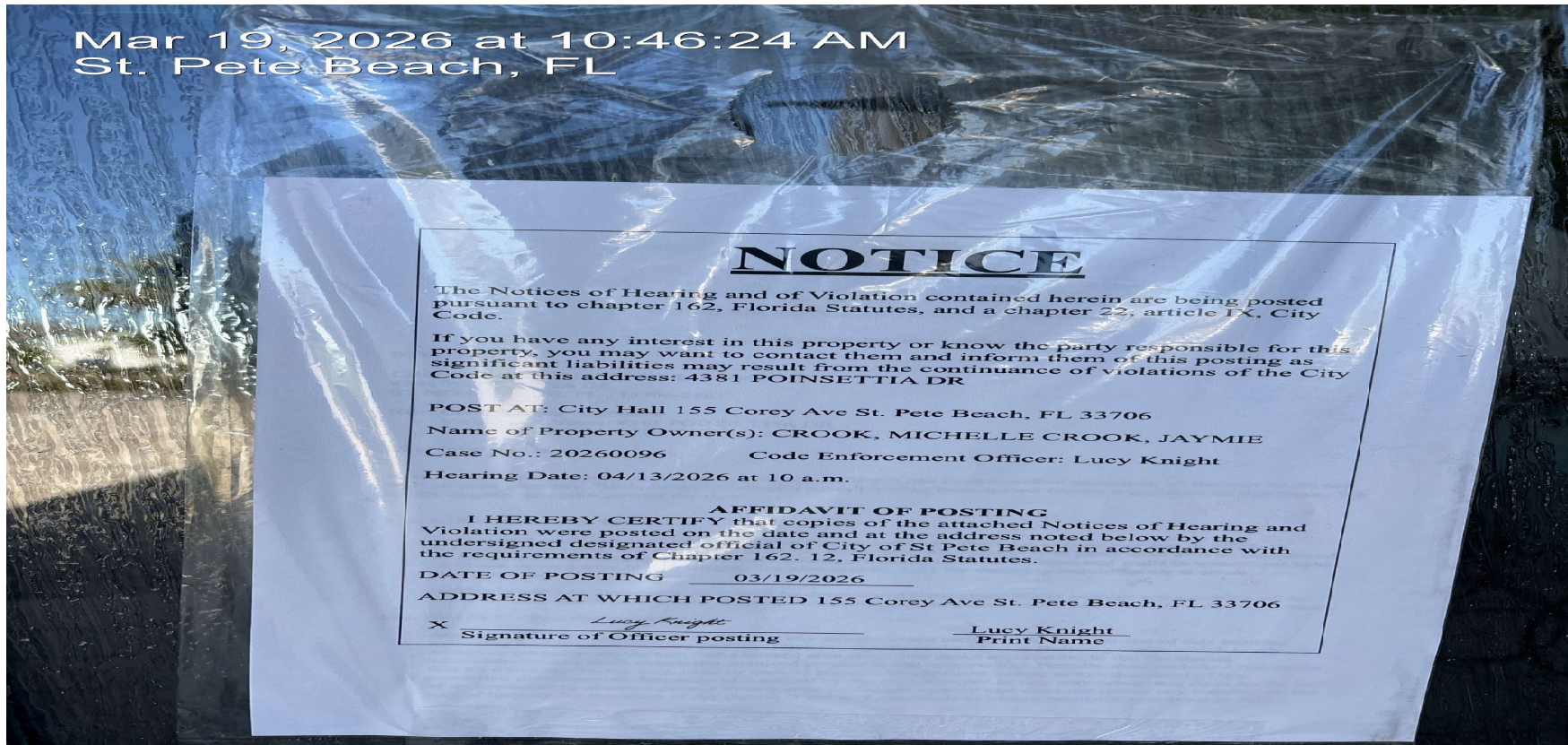
CE20260096

Case Summary

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

CE20260096

Affidavit of Posting



4381 Poinsettia Dr

CE20260096
Unpermitted fence



4381 Poinsettia Dr.

CE20260096
Unpermitted fence



4381 Poinsettia Dr.

CE20260096
Unpermitted fence



4381 Poinsettia Dr.



COURTESY NOTICE

02/20/2026

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

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

Dear Property Owner and/or Occupant,

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

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

Sec. 6.15 - Fences and Walls

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

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

Sec. 98-123.1. - Permits required.

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

CITY OF ST. PETE BEACH

OFFICER Lucy Knight

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

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

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

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

(727)748-1722

Codeenforcement@stpetebeach.org

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

USPS CERTIFIED MAIL



9214 8901 9403 8362 5074 54

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

NOH 20260096 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8360 3077 35

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

NOV 20260096 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



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CROOK MICHELLE
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CN 20260096 LK
Jennifer Daunch

\$8.8600

**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.

_____ /

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.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

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

MICHELLE CROOK and JAYMIE CROOK,

Respondents.

_____ /

SECOND ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on May 11, 2026, at the request of the City and without objection by the Respondents, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **June 8, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 12th day of May 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 May 12, 2026.

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

Agenda Report

Agenda Title Name: Case # 20260196
City of St. Pete Beach v. Aspen Home Solutions
LLC
Address: 3500 Casablanca Ave St. Pete Beach,
FL 33706

Action Request: N/A

Strategic Objective:

Date: June 8, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 12.2. - Permitted principal uses and structures.**

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

(a) Residential dwellings—Attached and detached single-family, multifamily and two-family. Such dwellings may be used for transient occupancy, so long as any transient occupancy of less than 30 days does not occur more than three times in any 12-month period on any parcel.

Funding: N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Notice of Violation
4. Evidence
5. Notice of Hearing Banner
6. Registered Agent Notice of Hearing Banner
7. AIR BNB REVIEW RULES

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

CITY OF ST. PETE BEACH,
Petitioner,
vs.
ASPEN HOME SOLUTIONS LLC
Respondent(s)

Case Number: 20260196

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 **06/08/2026** 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 **3500 CASABLANCA 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 05/20/2026

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.



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 20th day of May, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 3500 CASABLANCA 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.: 20260196

[Signature]
Signature of Officer posting

Steven Rivera
Print Name

5/2022026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of May, 2026,

by Steven Rivera (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

05/20/2026

ASPEN HOME SOLUTIONS LLC
2819 SAFE HARBOR DR
TAMPA FL 33618

Re: **Case Number 20260196**
Violation Address: 3500 CASABLANCA AVE, ST PETE BEACH FL 33706
Parcel ID#: 073216218520110010

Dear Property Owner:

Your property is only permitted to have 3-short term rentals (STR) within a 12-month period. The two rentals in April are a violation of the outlined code. These violations are considered irreparable or irreversible in nature and your case is being referred to the Special Magistrate for a hearing.

Sec. 12.2. - Permitted principal uses and structures

Sec. 12.2. - Permitted principal uses and structures.

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

(a) Residential dwellings—Attached and detached single-family, multifamily and two-family. Such dwellings may be used for transient occupancy, so long as any transient occupancy of less than 30 days does not occur more than three times in any 12-month period on any parcel.

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **06/08/2026, at 10 am.**

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

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

Sincerely,

Steven Rivera
Code Enforcement Officer

CE20260196

- **Respondent(s): Aspen Home Solutions LLC**
- **Violation address: 3500 Casablanca Ave**
- **Violation(s) description: The property is in violation of section 12.2 – Permitted principal uses and structures of the Land Development Code of the City of St. Pete Beach**


CE20260196

Case Summary

- Initial inspection: 04/14/2026**
- Notice of Irreparable or Irreversible Violation dated and mailed certified: 05/20/2026**
- Notices of Hearing dated and posted on the property: 05/20/2026**

CE20260196

Affidavit of Posting

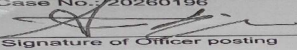

150 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Affidavit of Posting

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

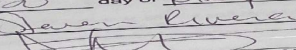
City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 3500 CASABLANCA AVE St. Pete Beach, FL 33706
the undersigned designated official of City of St. Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

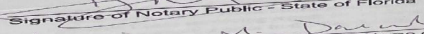
Case No.: 20260196

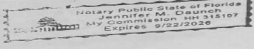

Signature of Officer posting

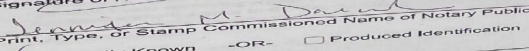
Steven Rivera
Print Name

5/20/2026
Date

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


Signature of Notary Public - State of Florida


Notary Public State of Florida
Dawn M. Darnell
Commission No. 38107
Expires 9/22/2026


Print, Type or Stamp Commissioned Name of Notary Public

Personally Known -OR- Produced Identification
Type of Identification Produced

May 20, 2026 at 8:18:45 AM

3500 Casablanca Ave.

CE20260196

Airbnb ad & 7-night rate

The screenshot shows an Airbnb listing for a property titled "LUX 4BD Beach House Steps from Don CeSar". The listing is for an entire home in St. Pete Beach, Florida, with a 5.0 rating from 4 reviews. It is hosted by William, who has 3 months of hosting experience. The property features 8 guests, 4 bedrooms, 6 beds, and 3 baths. The listing is marked as a "Rare find! This place is usually booked". The price for 7 nights is \$3,175. The listing includes several photos: a large living area with a white sofa and a wooden coffee table, a modern kitchen with a bar, a view of the beach and ocean, a bedroom with a white bed, and a bathroom. The listing also includes a "Share" and "Save" button. The browser address bar shows the URL: airbnb.com/rooms/1592808053066885026?adults=4&location=St.%20Pete%20Beach%2C%20FL&search_mode=regular_search&check_in=2026-05-05&check_out=2026-05-12&children=0&infants=0&pets=0&source_impres...

LUX 4BD Beach House Steps from Don CeSar Share Save

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

Hosted by William
3 months hosting

Rare find! This place is usually booked

\$3,175 for 7 nights

CHECK-IN	CHECKOUT
5/5/2026	5/12/2026

81°F Mostly sunny 4:40 PM 4/14/2026

3500 Casablanca Ave.

CE20260196 Reviews

The screenshot shows the Airbnb listing page for CE20260196. The browser address bar displays the URL: airbnb.com/rooms/15928080530668850267?adults=4&location=St.%20Pete%20Beach%2C%20FL&search_mode=regular_search&check_in=2026-05-05&check_out=2026-05-12&children=0&infants=0&pets=0&sou...

Navigation tabs include: Photos, Amenities, Reviews, Location, and a red "Change dates" button.

Category filters include: Beach 5, Location 4, Walkability 3, Sleep quality 3, Hospitality 3, Amenities 2, Condition 2, and Comf >.

Reviews are displayed in two columns:

- Caroline** (Lexington, Kentucky): 5 stars, March 2026 - Group trip. Review: "Perfect spot for the beach lover! Great location and comfy beds. Also stocked with all the necessities! FYI The street sounds are audible but honestly became..."
- Matthew** (Florida, United States): 5 stars, March 2026 - Stayed over a week. Review: "Newly renovated, stocked well. Thoughtfully has several great pillow options. Can leave the house and walk to the Don Cesar or the beach in 2-3 minutes. William is a helpful host and was..."
- Paul** (Mullica, New Jersey): 5 stars, April 2026 - Group trip. Review: "I had a wonderful stay at this property and am so grateful for the opportunity to experience it. The home is in a great location—just a short, easy walk to the beach, which made it..."
- Nathen** (Spencer, Indiana): 5 stars, March 2026 - Stayed with kids. Review: "Had a great stay! Location was perfect walk to beach and the house was amazing! Would highly recommend!"
- Tony** (2 years on Airbnb): 5 stars, April 2026 - Stayed with kids. Review: "Great house to relax and unwind. Beach is only a few mins away. Host was helpful and responsive. Would definitely book again."

At the bottom of the listing, it says "Where you'll be".

The Windows taskbar at the bottom shows a temperature of 75°F, Sunny weather, and the time 7:59 AM on 5/21/2026.

3500 Casablanca Ave.

CE20260196

Airbnb review policy

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

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

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

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

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

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

3500 Casablanca Ave.

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

USPS CERTIFIED MAIL



9214 8901 9403 8377 9355 63

ASPEN HOME SOLUTIONS LLC
2819 SAFE HARBOR DR
TAMPA FL 33618-4537

NOH 20260196 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8377 9352 28

DIENES WILLIAM N
9008 HIXON RD
TAMPA FL 33626-2200

RA NOH 20260196 SR
Jennifer Daunch

\$8.8600

Log in or sign up

Home > All topics > Your account and reviews > Reviews > General info >
Host and guest reviews for stays

How-to

Host and guest reviews for stays

Reviews are critical to help build trust on Airbnb—they're an important way for Hosts and guests to give each other feedback, help our community make informed decisions and understand what to expect. We believe that a fair review system is one that respects and protects our community's genuine feedback, and we have a number of safeguards in place to help build trust in our reviews system.

Guest favorites and highlights

Listings need 5 or more recent reviews to be eligible for a Guest favorite label, a top homes highlight, or a percentile ranking label. Learn more in [Guest Favorites and highlights](#).

In this article

- **When you can leave a review for a stay**
- **When can reviews be submitted and published**
- **How to leave a review**
- **Finding your reviews**
- **Are reviews moderated?**
- **Request to have a review removed**
- **Editing a review**



- 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**

 **Note:** This information will be based on public information on the reviewer's profile page or other information the reviewer submitted to sign up for Airbnb or complete their booking. To hide your information, [contact us](#).

Finding your reviews

Once you're signed in to your Airbnb account, you'll be able to find both [reviews](#) written about you and by you on your public profile.

If a reservation has more than one confirmed guest, the Host's review will appear on the profiles of all the other confirmed guests.

Are reviews moderated?

Airbnb doesn't moderate reviews before they're published. However, reviews do need to relate to an authentic reservation, and may be removed if they violate our [Reviews Policy](#).

We also have a detection system that proactively looks for signs that a review may not relate to a genuine stay. If our system detects that a review is likely to be fake—for example, because it doesn't relate to a genuine stay on Airbnb or because it relates to a stay that was solely made to inflate a person's ratings—it'll be removed.

Request to have a review removed

You can make a [review removal request](#) if a posted review does not follow our [Reviews Policy](#).

Editing a review

To encourage honest and impartial reviews, we limit the ability of Hosts and guests to edit a review after they've written it.

- If you submit your review first, you may edit it anytime within the 14-day review period, up until the other party submits their review

- Once both reviews are submitted or the 14-day review period has ended—whichever comes first—both reviews are automatically published and no more changes can be made
- Both guest and Host reviews are posted at the same time and can't be edited after they're posted (the other person can't read your review and change their own as a result)
- You can't request edits to a review written about you, but you may [contact us](#) to request a change in the gender pronoun used to describe you in the review

Responding to a review

You can post a public response to a published review that someone has left for you as long as you follow our [Reviews Policy](#).

Review display, search, and sorting

By default, reviews appear in chronological order, with the most recent review shown first. Users are also provided tools to search reviews using keywords (example: cleanliness, internet speed, location, etc.) and sort reviews by recency, highest rating, or lowest rating.

Review ratings

For every review, you'll find the overall star rating given by the guests, on a scale from 1 to 5. The overall rating section will show the relative distribution of star ratings. We also show an average rating for each of these subcategories: cleanliness, accuracy, check-in, communication, location, and value.

Reviewer and trip details

To help you learn more about the guests who stayed at the home and use this information to check if the home meets your needs, you may find information about the reviewers in the review, such as their:

- City, country, continent or region

- Date of stay (example: Jun 2024, 3 weeks ago, today, etc.)
- Trip type (example: stayed with kids, a group, or pets)
- Length of stay (example: stayed one night, a few nights, about a week, or over a week)



Note: This information is based on public information on the reviewer's profile page or other information the reviewer submitted to sign up for Airbnb or complete their booking. To hide your information, [opt out of review highlights](#).

Sorting reviews

Desktop iOS app Android app Mobile browser

Sort reviews on desktop

1. Click the listing you're interested in
2. Click **Reviews**
3. Click to sort by **Most recent**, **Highest rated**, or **Lowest rated**

Did this article help? [Yes](#) [No](#)

Related articles

Guest

[Writing a helpful review](#)

Want to rave about your recent guest or trip? We love that. Check out these tips on how to write a review that's helpful for other guests an...

Guest

[Editing a review you wrote](#)

You can edit a review you've drafted until your review is published.

[How reviews work](#)

Reviews are a great way for Hosts and guests to give each other feedback. We've got info here about the ins and outs of reviews.

Support

[Help Center](#)

[AirCover](#)

[Anti-discrimination](#)

[Disability support](#)

[Cancellation options](#)

[Report neighborhood concern](#)

Hosting

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Log in or sign up

Home > All topics > Your account and reviews > Reviews > For guests >
How long you have to write a review

How-to

How long you have to write a review

Ready to share about how things went? To keep reviews fair, both Hosts and guests have a time limit for leaving reviews.

In this article

- **When you can leave a review**
- **Changing a review within the time limit**
- **Check if you can still write a review**
- **Late reviews**

When you can leave a review

In general, you have 14 days after checkout to write a review for a stay and 30 days to leave a review after an Experience. Once both you and your Host have written reviews for each other, both reviews will be published and the time limit will end.

You should receive an email to leave a review on the morning of checkout (based on the place's timezone). The 14-day time limit (or 30-day time limit for Experiences) starts then.

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 timezone). If you cancel the

reservation before the original checkout time, but the check-in time has already passed, you will get the option to leave a review the day after the cancellation.

Note: If your reservation dates are changed after the review emails are sent, the time limit to leave a review won't be adjusted.

Changing a review within the time limit

Still in the review period and want to make changes? Find out [how to edit reviews](#). Keep in mind that you can't make changes once both you and your Host have published reviews.

Check if you can still write a review

[Desktop](#) [iOS app](#) [Android app](#) [Mobile browser](#)

Check if you can still write a review on desktop

1. Click **Profile** > [Reviews](#)
2. Select **Reviews by you**
3. Check if the reservation is under **Reviews to write** or **Expired reviews**

Late reviews

Our review system is automated, so we're unable to make any exceptions for reviews 14 days after a stay or 30 days after an Experience. If you'd still like to thank your Host or give them [helpful feedback](#) about your stay, you can [send them a message](#).

Did this article help? [Yes](#) [No](#)

Related articles

Guest

Writing a helpful review

Want to rave about your recent guest or trip? We love that. Check out these tips on how to write a review that's helpful for other guests an...

Guest

Host and guest reviews for stays

Our community relies on honest, transparent reviews. Hosts and guests write reviews once the stay has ended. Here's info about how reviews w...

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You can edit a review you've drafted until your review is published.

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Airbnb-friendly apartments

Join a free Hosting class

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

Agenda Report

Agenda Title Name: Case # 20250177
City of St. Pete Beach v. Spencer, Chris
Address: 7290 Bay St. St Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: June 8, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 98-123.1. - Permits required.**

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

Funding: N/A

Attachments:

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

4. Helpful Updates and Guidance Letter
5. Notice of Hearing Banner
6. Notice of Violation Banner
7. HUG Banner



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 19th day of May, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 7290 BAY ST 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.: 20250177

Ayako Ruckdeschel
Signature of Officer posting

Ayako Ruckdeschel
Print Name

5/19/2026
Date

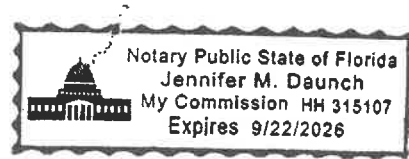
STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of MAY, 2026,

by Ayako Ruckdeschel (name of person acknowledging).

Jennifer M. Daunch
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 _____

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250177

vs.
SPENCER, CHRIS
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 **06/08/2026** 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 **7290 BAY ST** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 05/19/2026

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.



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

NOTICE OF VIOLATION

4/7/2025

SPENCER, CHRIS
PO BOX 9296
LAGUNA BEACH, CA 92652-7261

RE: Case Number 20250177
Violation Address: 7290 BAY ST
Parcel ID#: 363115051120030090

Dear Property Owner:

You have installed a new fence without obtaining a permit and are in violation of the following code(s):

Sec. 98-123.1. - Permits required.

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

These violation(s) must be corrected **no later than 4/17/25**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727) 363-9211 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Ayako Ruckdeschel

727-363-9216

Ayako Ruckdeschel
Code Enforcement Officer



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

Courtesy Notice

03/20/2025

SPENCER, CHRIS
PO BOX 9296
LAGUNA BEACH, CA 92652-7261

Dear SPENCER, CHRIS :

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

During a recent review of properties in the area, we noted a new fence has been installed; you are required to obtain a permit for this work done. We want to assure you that this is simply a courtesy notice to bring the matter to your attention, and we are here to help you address it in a way that works for you.

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

To assist you further:

- **Contact Us:**

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

- **Resources Available:**

Waste Connections (727) 572-6800

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

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

- **Deadline Adjustment:**

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

Sincerely,

City of St. Pete Beach Code Enforcement Team

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

USPS CERTIFIED MAIL



9214 8901 9403 8377 5823 16

SPENCER CHRIS
PO BOX 9296
LAGUNA BEACH CA 92652-7261

NOH 20250177 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8308 6990 52

SPENCER, CHRIS
PO BOX 9296
LAGUNA BEACH, CA 92652-7261

NOV 20250177 AR
Jennifer Daunch

\$8.1600

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

USPS CERTIFIED MAIL



9214 8901 9403 8305 9638 42

SPENCER, CHRIS
PO BOX 9296
LAGUNA BEACH, CA 92652-7261

HUG 20250177 AR
Jennifer Daunch

\$8.1600

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

Agenda Report

Agenda Title Name: Case # 20260257
City of St. Pete Beach v. Hurricane Lounge Inc
Address: 809 Gulf Way St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: June 8, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Sec. 44.5. - Standards for existing beachfront lighting.

By July 1, 2008; all light sources or reflective surfaces illuminated by such sources that are visible from the beach shall be brought into compliance with the following standards:

(a) Existing artificial light fixtures shall be repositioned, modified, or removed so that:

(1) The point source of light or any reflective surface of the light fixture is not directly visible from the beach;

(2) Areas seaward of the frontal dune, or the beach in areas where the frontal dune no longer exists, are not directly, indirectly, or cumulatively illuminated.

(b) The following measures shall be taken to reduce or eliminate the negative effects of existing exterior artificial lighting:

(1) Reposition fixtures so that the point source of light or any reflective surface of the light fixture is no longer visible from the beach;

(2) Replace fixtures having an exposed light source with fixtures containing recessed light sources or external shields;

(3) Replace traditional light bulbs (e.g. incandescent, fluorescent, and high intensity lighting) with yellow Bug Type Bulbs, low-pressure sodium vapor (LPS) bulbs, Red or Amber Light-Emitting Diodes (LED) or

True Neon light sources;

(4) Replace non-directional fixtures with directional fixtures that point down and away from the beach;

(5) Replace fixtures having transparent or translucent coverings with fixtures having opaque shields covering an arc of at least 180 degrees and extending an appropriate distance below the bottom edge of the fixture on the seaward side so that the light source or any reflective surface of the light fixture is not visible from the beach;

(6) Replace pole lamps with low-profile, low-level luminaries so that the light source or any reflective surface of the light fixture is not visible from the beach;

(7) Replace incandescent, fluorescent, and high intensity lighting with the lowest wattage low-pressure sodium vapor lighting, yellow Bug Type Bulbs, Red or Amber Light-Emitting Diodes (LED) or True Neon light sources possible for the specific application;

(8) Plant or improve vegetation buffers between the light source and the beach to screen light from the beach;

(9) Construct a ground level barrier to shield light sources from the beach. Ground-level barriers must not interfere with marine turtle nesting or hatchling emergence, or cause short- or long-term damage to the beach/dune system;

(10) Permanently remove, disable or lock in off position any fixture which cannot be brought into compliance with the provisions of these standards.

(c) One or more of the following measures shall be taken to reduce or eliminate the negative effects of interior light emanating from doors and windows within line-of-sight of the beach:

(1) Apply window tint or film that meets the standards for tinted glass;

(2) Rearrange lamps and other moveable fixtures away from windows;

(3) Use window treatments (e.g., blinds, curtains) to shield interior lights from the beach; or

(4) Turn off unnecessary lights.

Funding: N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Repeat Notice of Violation
4. Evidence
5. 27. Final Administrative Order (CE20250275 - Hurricane Lounge Inc)

6. Registered Agent Notice of Hearing Banner
7. Notice of Hearing Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260257

vs.
HURRICANE LOUNGE INC
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 **06/08/2026** 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 **809 GULF WAY** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 05/20/2026

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.



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 20th day of May, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 809 GULF WAY 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.: 20260257

[Signature]
Signature of Officer posting

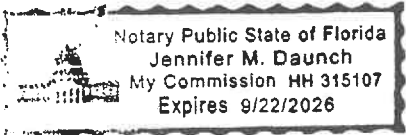
Steven Rivera
Print Name

5/20/2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of
 physical presence or online notarization,
this 20 day of MAY, 2026,

by Steven Rivera (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

NOTICE OF REPEAT VIOLATION

5/20/2026

HURRICANE LOUNGE INC
809 GULF WAY
ST PETE BEACH, FL 33706-4218

RE: Case Number 20260257
Violation: Sec. 44.5. - Standards for existing beachfront lighting.
Violation Address: 809 GULF WAY
Parcel ID#: 193216589320050120

Dear Property Owner:

The lighting on your property is in violation of section 44.5 Standards for existing beachfront lighting and is being referred to the Special Magistrate for a hearing.

Your property was found in violation by the Special Magistrate on 7/14/2025, for the same violation (44.5 Standards for existing beach front lighting). 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 6/8/2026 at 10 AM.

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

CE20260257

- **Respondent(s): Hurricane Lounge Inc.**
- **Violation address: 809 Gulf Way**
- **Violation(s) description: The property is in violation of section 44.5 (a) (1) & (2), & (b) (1) – (10) Standards for existing beachfront lighting of the Code of Ordinance of the City of St. Pete Beach**

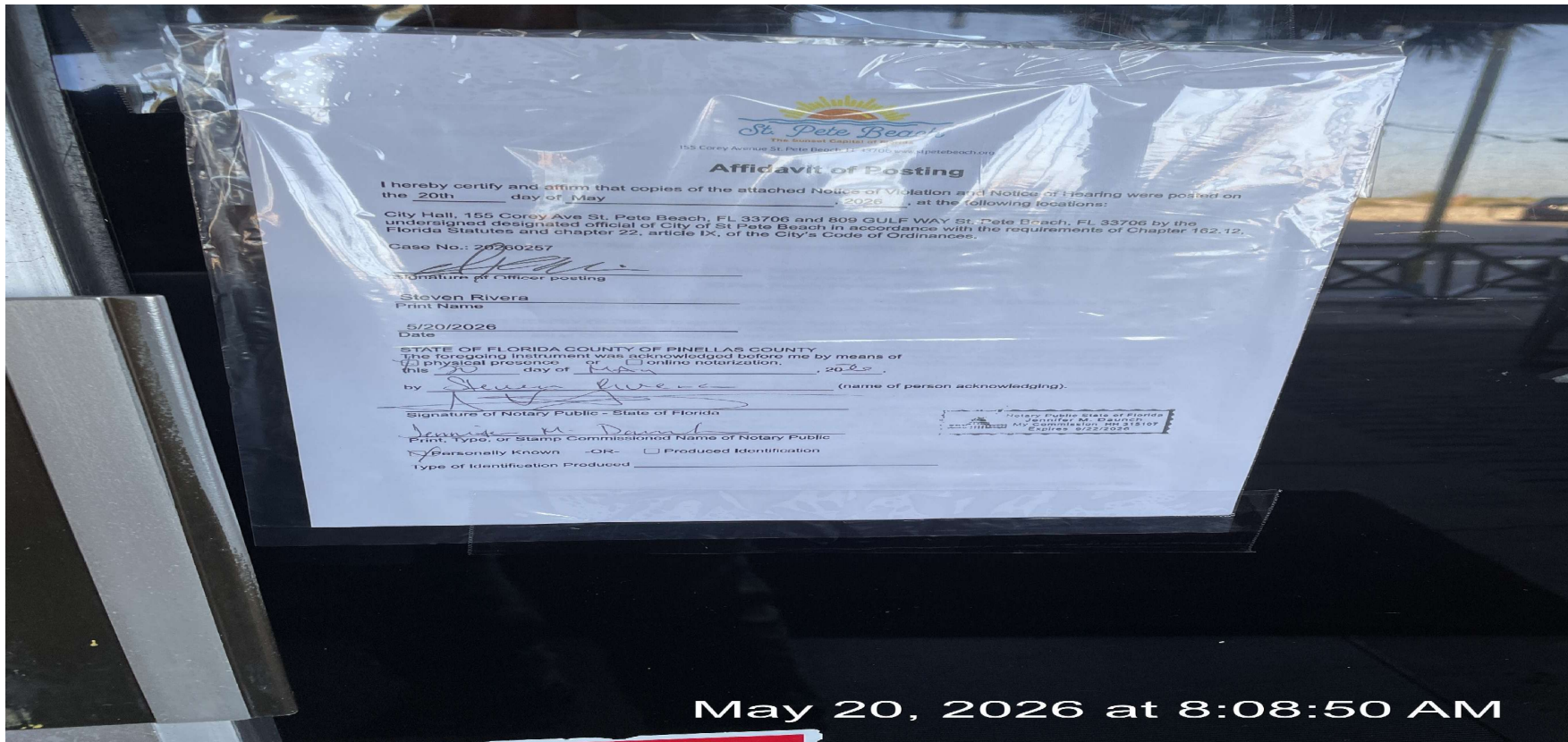
CE20260257

Case Summary

- Initial inspection: 05/8/2026**
- Notice of Repeat Violation dated and mailed certified: 05/20/2026**
- Notices of Hearing dated and posted on the property: 05/20/2026**

CE20260257

Affidavit of Posting



809 Gulf Way

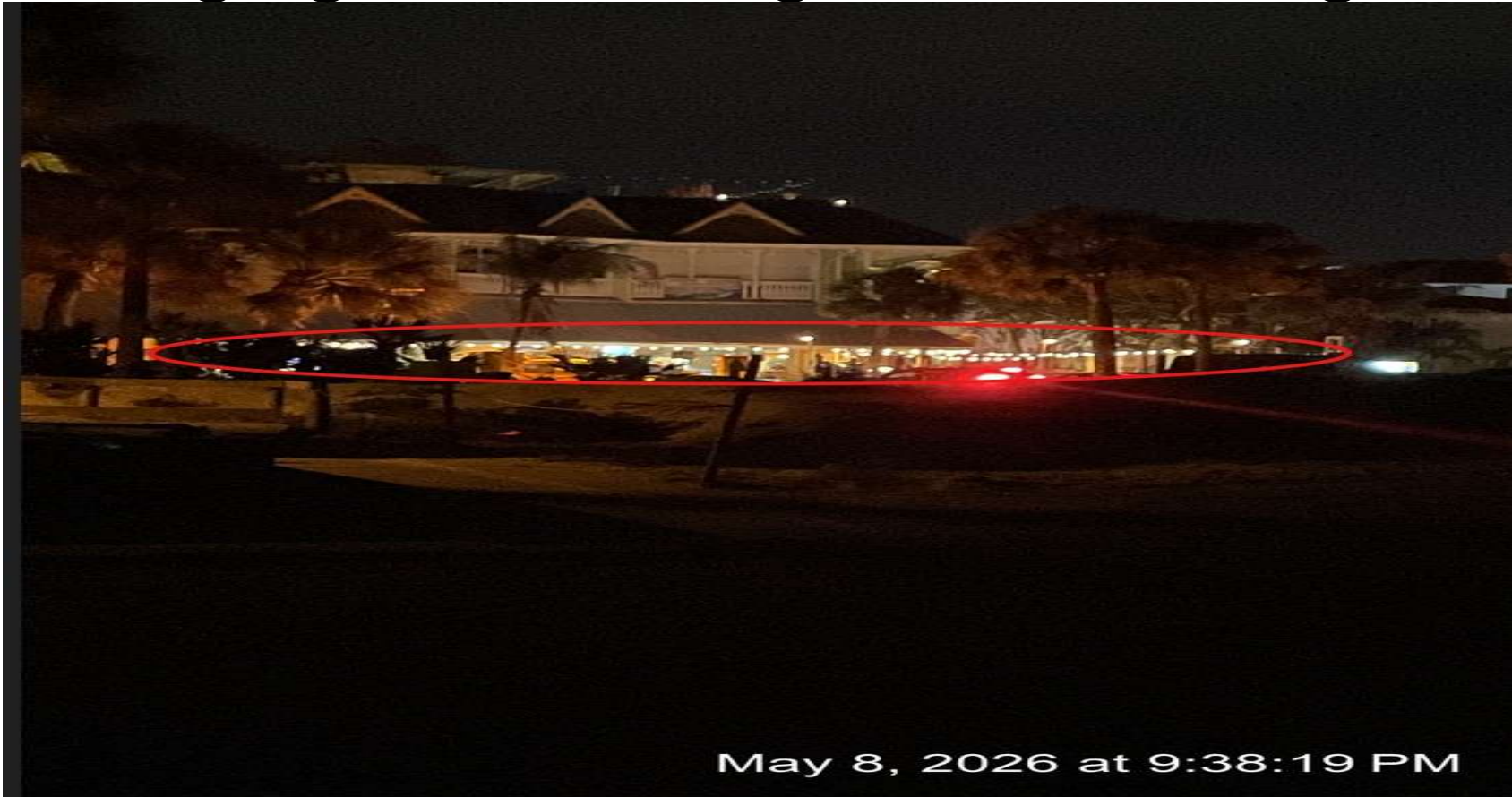
CE20260257
Lighting on NE side of property



809 Gulf Way

CE20260257

String lights, beer signs, outdoor lighting



809 Gulf Way

CE20260257

String lights, beer signs, outdoor lighting



May 8, 2026 at 9:38:44 PM

809 Gulf Way

CE20260257
String lights, outdoor lighting



809 Gulf Way

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20250275
ADDRESS: 809 Gulf Way**

HURRICANE LOUNGE, INC.,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

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

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Steven Rivera.
2. Rick Falkensteing, Manager of Respondent, appeared on behalf of Respondent. Mr. Falkenstein 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 44.5 of the City's Code of Ordinances for maintaining outdoor lighting that is not compliant with the City's lighting ordinance as it pertains to sea turtles.
5. Code Enforcement Officer Rivera presented photographic evidence demonstrating the bright lighting on the structure from the beach that clearly demonstrated lighting too bright to comply with turtle lighting regulations.
6. Mr. Falkenstein testified that they have made efforts to conceal the lighting with orange tint and he has ordered more to address the stairwell.

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

7. Respondent is found to be in violation of Section 44.5 the City's Code of Ordinances. Respondent shall have **fourteen (14) days** from the date of this Order, or by **Wednesday, July 30, 2025**, to come into compliance.
8. A hearing is set for **August 11, 2025, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
9. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
10. It is Respondent's responsibility to notify the City once the property is in compliance.
11. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

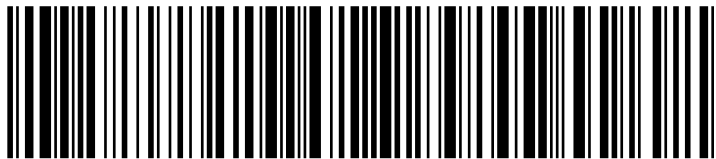
A copy of this Order was sent via US Mail to Respondent at 809 Gulf Way, St. Pete Beach, FL 33706 on July 16, 2025.

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.

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

USPS CERTIFIED MAIL



9214 8901 9403 8377 9347 71

FALKENSTEIN DOMONICK
809 GULF WAY
ST PETE BEACH FL 33706-4218

RA NOH 20260257 SR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8377 9349 00

HURRICANE LOUNGE INC
809 GULF WAY
ST PETE BEACH FL 33706-4218

NOH 20260257 SR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260160
City of St Pete Beach v. Johnson, Kathleen M
Address: 620 64th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: June 8, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 46-33 - Enumeration.**
(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.
(13) The storage of any vehicle, whether motorized or nonmotorized, including but not limited to automobiles, trucks, trailers, campers, recreational vehicles, motor homes, boats, boat trailers, or parts thereof, without a valid license plate or valid vehicle or trailer or boat-trailer or other registration certificate, showing the vehicle or part thereof to be titled in the name of the owner or occupier of the property upon which the vehicle or part thereof is located. Failure to have such license or other registration certificate specifically attached to the vehicle or part thereof shall be prima facie evidence that the property is worn out, scrapped, nonoperative, unusable or discarded, as provided in subsection (12) of this section
Sec. 98-65 - Unsightly Conditions.
(2) Abandoned or broken equipment; broken or discarded furniture and household appliances in visible yard areas.
Sec. 98-66 - Residential and Commercial Property Maintenance
(e) Outdoor storage. Outside storage of materials and equipment shall be restricted to the rear yard area and

screened by an opaque fence or hedge so that such materials are not visible from any public right-of-way or adjoining lot.

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.

(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.

Funding: N/A

- Attachments:**
1. Notice of Hearing
 2. Affidavit of Posting
 3. Notice of Repeat Violation
 4. Evidence
 5. Courtesy Notice
 6. Notice of Violation
 7. Courtesy Notice Banner
 8. Notice of Repeat Violation Banner
 9. Notice of Violation Banner
 10. Notice of Hearing Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260160

vs.

JOHNSON, KATHLEEN M
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **06/08/2026** 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 **620 64TH 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 05/15/2026

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.



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 15th day of May, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 620 64TH 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.: 20260160

[Signature]
Signature of Officer posting

Lucy Knight
Print Name

5-15-2026
Date

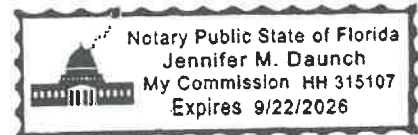
STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of May, 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

NOTICE OF REPEAT VIOLATION

04/30/2026

JOHNSON, KATHLEEN M
PO BOX 66394
ST PETERSBURG, FL 33736-6394

RE: Case Number 20260160
Violation: 46-33, 98-65, 98-66, and 98-67
Violation Address: 620 64TH AVE
Parcel ID#: 313116907400000150

Dear Property Owner:

Boat trailer on property has an unregistered tag, trash and debris on side of house, that needs to be out of sight.

Your property was found in violation by the Special Magistrate on 07/14/2025, for the same violation (46-33, 98-65, 98-66, and 98-67). 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 06/08/2026.

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

Sincerely,

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

Lucy Knight
Code Enforcement Officer

CE20260160

- Respondent(s): Kathleen Johnson**
- Violation address: 620 64th Ave**
- Violation(s) description: The property is in violation of section 46-33 Enumeration, section 98-65 Unsightly Conditions, section 98-66 Residential and Commercial Property Maintenance, and section 98-67 Junk Vehicle, Junk vessels, and abandoned property of the Code of Ordinance of the City of St. Pete Beach**

CE20260160

Case Summary

- Initial inspection: 03/25/2026**
- Notice of Violation dated and mailed certified: 04/17/2026**
- Notices of Hearing dated and posted on the property: 05/15/2026**

CE20260160 Affidavit of Posting

City of St. Pete Beach
The Mayor, Council of Public Safety, and Board of Public Works
Affidavit of Posting

I hereby certify and swear that copies of the attached Notice of Violation and Notice of Hearing were posted on the 15th day of May, 2026, at the following location:

City Hall, 188 Gandy Ave., St. Pete Beach, FL 33708 and 620 64TH AVE SE, St. Pete Beach, FL 33708 by the undersigned designated official of City of St. Pete Beach in accordance with the requirements of CHAPTER 192.12, Florida Statutes and Chapter 22, July 15th of the City's Code of Ordinances.

Case No. 20260160

[Signature]
City Clerk

[Signature]
City Manager

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of personal appearance or online notarization, on 15 day of May, 2026, at St. Pete Beach, FL by Laurey Knight (name of person notarizing).

[Signature]
Notary Public - State of Florida

Notary Public - State of Florida
 Notary Public - State of Florida
Type of identification produced: Driver's License Produced Identification

May 15, 2026 at 9:01:12 AM
St. Pete Beach, FL

620 64th Ave

CE20260160
Unregistered Tag



620 64th Ave

CE20260160 Junk/Broken Trailer



620 64th Ave

CE20260160

Junk between properties



620 64th Ave



COURTESY NOTICE

03/25/2026

JOHNSON, KATHLEEN M
PO BOX 66394
ST PETERSBURG FL 33736-6394

RE: Case Number 20260160
Violation Address: 620 64TH AVE
Parcel ID#: 313116907400000150

Dear Property Owner and/or Occupant,

Boat trailer on property has an unregistered tag, trash and debris on side of house, that needs to be out of sight. We kindly request you to maintain property regularly.

Your property at 620 64TH AVE is found to be in violation of the following code(s).

Sec. 46-33 - Enumeration.

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

Sec. 98-65 - Unsightly Conditions.

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

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.

(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.

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 **04/03/2026**.

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



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

NOTICE OF VIOLATION

04/17/2026

JOHNSON, KATHLEEN M
PO BOX 66394
ST PETERSBURG, FL 33736-6394

RE: Case Number 20260160
Violation Address: 620 64TH AVE
Parcel ID#: 313116907400000150

Dear Property Owner:

Boat trailer on property has an unregistered tag, trash and debris on side of house, that needs to be out of sight. We kindly request you to maintain property regularly.

Sec. 46-33 - Enumeration.

(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.

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

Sec. 98-65 - Unsightly Conditions.

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

of-way or adjoining lot.

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.

(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.

These violation(s) must be corrected **no later than 05/03/2026**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,



Lucy Knight
Code Enforcement Officer

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

USPS CERTIFIED MAIL



9214 8901 9403 8363 3966 13

JOHNSON KATHLEEN M
PO BOX 66394
ST PETERSBURG FL 33736-6394

CN 20260160 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8371 0370 72

JOHNSON KATHLEEN M
PO BOX 66394
ST PETERSBURG FL 33736-6394

NORV 20260160 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 7349 84

JOHNSON KATHLEEN M
PO BOX 66394
ST PETERSBURG FL 33736-6394

NOV 20260160 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8376 4683 83

JOHNSON KATHLEEN M
PO BOX 66394
ST PETERSBURG FL 33736-6394

RV NOH 20260160 LK
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: June 8, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Nuisance – City to abate

Funding: N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Notice of Chronic Nuisance
4. Evidence
5. Final order from 2025
6. 23. Order to Continue (CE20260080 - Pali Way Land Trust - Nuisance Abatement)
7. 2. 2d Order to Continue (CE20260080 - Pali Way Land Trust - Nuisance Abatement)
8. Notice of Hearing Banner
9. Notice of Nuisance Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260080

vs.
5411 PALI WAY LAND TRUST MACMILLAN, CHRISTOPHER TRE
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **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 **5411 PALI WAY** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 04/28/2026



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 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

Lucy Knight
Signature of Officer

Lucy 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

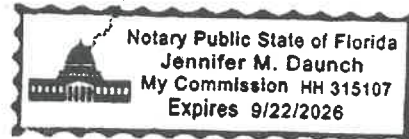
physical presence or online notarization,

this 28 day of April, 2026,

by Lucy Knight (name of person acknowledging).

Jennifer M. Daunch
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

Notice of Nuisance (Chronic) (Section 46-144, SPB Code)

04/28/2026

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

VIA Certified Mail Receipt:
Date Posted on Property: 04/28/2026

Dear Property Owner:

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

Address and Parcel ID: 5411 PALI WAY 063216114120030130

An inspection of this property discloses, and I have found and determined that a nuisance(s) has occurred evidencing a pattern of nuisances due to the following:

You have failed to correct the code violations in the time specified in the final order #20250056 that was issued on 06/10/2025 by the Special Magistrate, pursuant to section 22-277 of this Code.

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

You are required to provide the City with a timely written action plan outlining the specific measures that you will take to eliminate the re-occurrence of the nuisance activities on the property. The action plan must be provided to the City no later than 15 days from the date of the declaration notice of chronic nuisance property on 04/28/2026.

You may file a timely request for a hearing pursuant to section 46-145. If you chose to not request a hearing, your rights to contest the notice of violation is waived. The costs of any unpaid chronic nuisance services provided by the city to abate the nuisance may be levied against the property as a non-ad valorem assessment superior to all other private rights, interests, liens, encumbrances, titles and claims upon the property and equal in rank and dignity with a lien for ad valorem taxes. Any unpaid assessments may be certified to the tax collector for collection pursuant to the uniform method provided in Section 197.3632, Florida Statutes. If you are aware of others having any interest in this property or know the party responsible for this property, please notify the undersigned immediately.

CITY OF ST. PETE BEACH

By:

Code Enforcement Officer

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

Wes Knight
Print Name of Officer

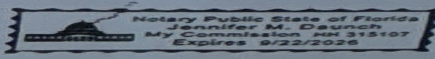
04-28-2026
Date

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 Wes 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



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



Feb 3, 2026 at 8:55:57 AM
St. Pete Beach, FL

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.

**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.

_____ /

SECOND ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on May 11, 2026, and at the request of the City and with objection by the Respondent, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **June 8, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 12th day of May 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 May 12, 2026.

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

USPS CERTIFIED MAIL



9214 8901 9403 8370 3514 69

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

NOH 20260080 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 6797 95

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

NON 20260080 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

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

Action Request: N/A

Strategic Objective:

Date: June 8, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Funding: N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Amended Notice of Violation
4. Evidence
5. 20250069 Nguyen-Truong Lien 12-04-25
6. 24. Order to Continue (CE202 - Nguyen & Truong - Nuisance Abatement)
7. 2025-08-25 Amended 2nd Final Administrative Order (CE20250069 - Nguyen & Truong)
8. 20250069 Nguyen-Truong Lien 12-04-25
9. Order to Continue (CE20250069 - Nguyen & Truong)
10. 20. Final Order Imposing Fines and Costs (CE20250069 - Nguyen & Truong)
11. Amended Notice of Violation Banner
12. Evidence
13. Notice of Hearing Banner AR
14. Notice of Hearing Banner LC
15. Notice of Nuisance Banner
16. Notice of Nuisance
17. Notice of Violation Banner
18. Notice of Violation

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20250069

vs.

NGUYEN, ANNIE, TRUONG, JIMMY C
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 **07/14/2025** at 10 a.m., there will be a Special Magistrate Hearing held at:

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

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

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

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **205 55TH 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,

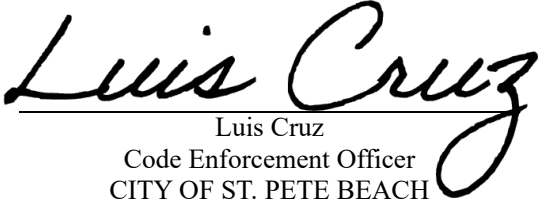
Any violation of the same code of Respondent(s) within five (5) years from the date an Order is imposed shall be treated as a repeat violation. As a repeater violation, the Special Magistrate may impose a fine of up to \$500.00 per day. Cases involving repeat violations may be presented to the Special 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 05/19/2025


Luis Cruz
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: 205 55TH AVE

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

Name of Property Owner(s): NGUYEN, ANNIE, TRUONG, JIMMY C

Case No.: 20250069 Code Enforcement Officer: Luis Cruz

Hearing Date: 07/14/2025 at 10 a.m.

AFFIDAVIT OF POSTING

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

DATE OF POSTING 05/19/2025

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

X *Luis Cruz*
Signature of Officer posting

Luis Cruz
Print Name



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

NOTICE OF VIOLATION

4/16/2025

NGUYEN, ANNIE, TRUONG, JIMMY C
18955 CADDINGTON CIR
HUNTINGTON BEACH, CA 92648-1558

RE: Case Number 20250069
Violation Address: 205 55TH AVE
Parcel ID#: 063216114120040050

Dear Property Owner:

You have trash/debris on your property that must be cleaned and removed, overgrown grass that must be cut and maintained, and the home on the property is left in disrepair and must be fixed/removed. Please contact the City of St. Pete Beach Building Department or come into City Hall Monday-Friday 9am-1pm at 155 Corey Ave. You may get guidance from the Permit Technicians on the next steps needed to be taken pertaining to your structure. There are currently no permitting fees associated with any permit pulled due to hurricane related damage. You are in violation of the following Code Section(s):

Sec. 46-33. - Enumeration.

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

(1) Vegetation as follows:

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

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

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

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.

(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.

(c) Litter

(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

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

These violation(s) must be corrected **no later than 5/7/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727) 363-9211 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

Luis Cruz *727-748-1722*

Luis Cruz
Code Enforcement Officer

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 9:17:10 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

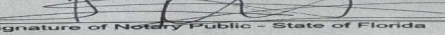

Signature of Officer

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 _____ 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



Feb 10, 2026 at 10:14:21 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



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.

**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.

_____ /

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

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

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

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

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

Order entered on August 25, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

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

APPEALS

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20250069
ADDRESS: 205 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 July 14, 2025, and after hearing testimony and receiving evidence, the Special Magistrate issued a Final Administrative Order. The Order set a date for a status hearing to determine compliance for August 11, 2025, at 10:00 a.m. Due to construction work being done on City Hall on August 11, 2025, that date and time are no longer available for a hearing on the matter.

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

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

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

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

**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.

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

USPS CERTIFIED MAIL



9214 8901 9403 8310 2075 11

NGUYEN, ANNIE TRUONG, JIMMY C
18955 CADDINGTON CIR
HUNTINGTON BEACH, CA 92648-1558

ANOV 20250069 LC
Jennifer Daunch

\$8.1600

CE20250069

- **Respondent(s): Annie Nguyen & Jimmy C. Truong**
- **Violation address: 205 55th Ave.**
- **Violation(s) description: The property is in violation of section 46-33 Enumeration (1) a., (2) and (3), 98-64 General maintenance (a), 98-65 Unsightly Conditions (1) a., b., and (4), 98-66 Residential and Commercial Property Maintenance (a), (b), (20), (c) (2) & (3) of the Code of Ordinances of the city of St. Pete Beach**

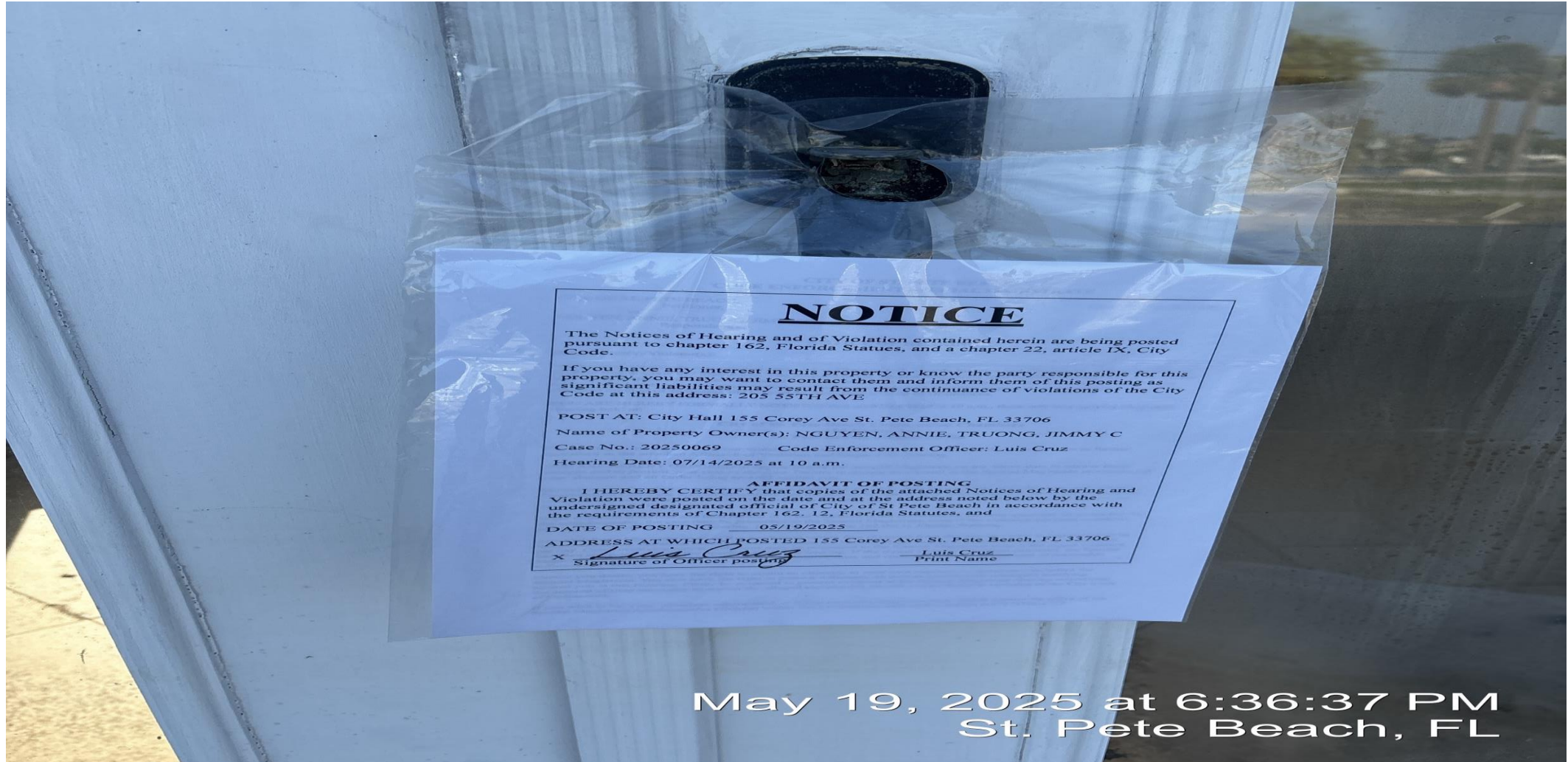
CE20250069

Case Summary

- Initial inspection: 1/11/2025**
- Notice of Violation dated: 4/16/2025**
- Notice of Violation compliance date: 5/7/2025**
- Notices of Hearing dated and posted on the property: 5/19/2025**

CE20250069

Affidavit of Posting



May 19, 2025 at 6:36:37 PM
St. Pete Beach, FL

205 55th Ave.

CE20250069

Trash/debris on property and overgrown grass/weeds



Jan 11, 2025 at 10:01:13 AM

205 55th Ave.

CE20250069

Trash/debris on property



Jan 11, 2025 at 10:01:19 AM

205 55th Ave.

CE20250069

Overgrown grass/weeds



Jan 11, 2025 at 10:01:21 AM

205 55th Ave.

CE20250069

Trash/debris on property and fence in disrepair



205 55th Ave.

CE20250069

Trash/debris on property



205 55th Ave.

CE20250069

Trash/debris on property and overgrown grass/weeds



Apr 11, 2025 at 1:11:50 PM
St. Pete Beach, FL

205 55th Ave.

CE20250069

Broken mailbox and sandbag left on property



205 55th Ave.

CE20250069

Trash/debris on side yard and back yard of property and fence in disrepair



205 55th Ave.

CE20250069

Debris piled up on property



May 16, 2025 at 10:46:18 AM
St. Pete Beach, FL

205 55th Ave.

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

USPS CERTIFIED MAIL



9214 8901 9403 8370 3580 31

NGUYEN ANNIE TRUONG JIMMY C
18955 CADDINGTON CIR
HUNTINGTON BEACH CA 92648-1558

NOH 20250069 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



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NGUYEN, ANNIE, TRUONG, JIMMY C
18955 CADDINGTON CIR
HUNTINGTON BEACH, CA 92648-1558

NOH 20250069 LC
Jennifer Daunch

\$8.1600

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

USPS CERTIFIED MAIL



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NGUYEN ANNIE
TRUONG JIMMY C
18955 CADDINGTON CIR
HUNTINGTON BEACH CA 92648-1558

NON 20250069 AR
Jennifer Daunch

\$8.8600



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

Notice of Nuisance

03/06/2026

NGUYEN, ANNIE, TRUONG, JIMMY C
18955 CADDINGTON CIR
HUNTINGTON BEACH, CA 92648-1558

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

Address and Parcel ID: 205 55TH AVE / 063216114120040050

An inspection of this property discloses, and I have found and determined that a nuisance has occurred in that: Junked, wrecked, abandoned property as defined in chapter 46, article III (the City of St. Pete Beach "Chronic Nuisance Property Code") engaged in by the property owner, agent, tenant or invitee of the property owner, agent or tenant exhibits a pattern of nuisance, failing to correct code violations in the time ordered by the Special Magistrate in any order entered pursuant to section 22-277 of this Code; Final order #20250069 on 10/10/2025.

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

The property owner is required to provide the City with a written action plan outlining the specific measures that you will take to eliminate the re-occurrence of nuisance activities on the property. The action plan must be provided to the City no later than 15 days from the date of the declaration notice of chronic nuisance property on 3/6/2026. Failure to provide the City with a timely written action plan shall be a violation of this article and entry of a chronic nuisance service order by the Special Magistrate; costs of any chronic nuisance services provided by the City to a property that has been declared to be a chronic nuisance may be levied against the property as a non-ad valorem assessment superior to all other private rights, interests, liens, encumbrances, titles and claims upon the property and equal in rank and dignity with a lien for ad valorem taxes; and all unpaid assessments may be certified to the tax collector for collection pursuant to the uniform method provided in F.S. § 197.3632.

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

CITY OF ST. PETE BEACH

Ayako Ruckdeschel

By:

OFFICER Ayako Ruckdeschel

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

USPS CERTIFIED MAIL



9214 8901 9403 8397 3277 68

NGUYEN, ANNIE, TRUONG, JIMMY C
18955 CADDINGTON CIR
HUNTINGTON BEACH, CA 92648-1558

NOV 20250069 LC
Jennifer Daunch

\$8.1600



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

NOTICE OF VIOLATION

1/20/2025

NGUYEN, ANNIE, TRUONG, JIMMY C
18955 CADDINGTON CIR
HUNTINGTON BEACH, CA 92648-1558

RE: Case Number 20250069
Violation Address: 205 55TH AVE
Parcel ID#: 063216114120040050

Dear Property Owner:

You have trash/debris on your property that must be cleaned and removed. Please contact the City of St. Pete Beach Building Department (727-363-9241) by phone or coming into City Hall Monday-Friday 9am-1pm at 155 Corey Ave. You may get guidance from the Permit Technicians on the next steps needed to be taken pertaining to your structure. There are currently no permitting fees associated with any permit pulled due to hurricane related damage. You are in violation of the following Code Section(s):

Sec. 46-33. - Enumeration.

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

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

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

Sec. 98-64. - 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:

(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.

(c) Litter

(2) Depositing litter. It shall be unlawful to throw, discard, place, drop, or deposit litter in any manner or amount in or upon any real property, highway, street, right-of-way or body of water within the limits of the city, except in such containers specifically provided and designated for the disposal of litter, is a violation. Litter strewn by a pedestrian except at approved and permitted disposal sites is a violation. Litter ejected or discarded from a motor vehicle except at approved and permitted disposal sites is a violation.

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

These violation(s) must be corrected **no later than 2/10/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

If you require further assistance and/or information, please contact me (727) 363-9211 between the hours of 8:00 and 4:30 pm Monday through Friday. Thank you for your cooperation.

Sincerely,

 727-589-2564

Luis Cruz
Code Enforcement Officer