



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, July 13, 2026
10:00 AM

Call to Order
Pledge of Allegiance

CASE DOCKET

1. Administration of Oath
2. Changes to Agenda -
3. Cases Continued -
 - A. Case # 20250177
City of St. Pete Beach v. Spencer, Chris
Address: 7290 Bay St. St Pete Beach, FL 33706
Sec. 98-123.1. - Permits required.
 - B. Case# 20250079
City of St. Pete Beach v. Bosela, Paulette
Address: 1706 Pass A Grille Way St. Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines and costs.
 - C. Case # 20260138
City of St Pete Beach v. Timothy Wheeler and the Estate of William J Dudley
Address: 520 72nd Ave St Pete Beach, FL 33706
Status hearing to determine compliance and to assess any authorized fines.
4. New Cases
 - A. Case # 20260350
City of St Pete Beach v. Lenci, Ariel Ignacio
Address: 195 45th Ave St Pete Beach, FL 33706
Sec. 9.2. - Permitted principal uses and structures.
 - B. Case # 20260245
City of St Pete Beach v. LCP S Postcard Inn LLC
Address: 6300 Gulf Blvd St Pete Beach, FL 33706

Sec. 46-132. - Sound level limitations.

C. Case # 20260169

City of St Pete Beach v. Ibrahim, Inaam Ibrahim

Address: 424 88th Ave St Pete Beach, FL 33706

Sec. 8.2. - Permitted principal uses and structures.

D. Case # 20260287

City of St Pete Beach v. Cardinal Heights LLC

Address: 1140 Boca Ciega Isle Dr St Pete Beach, FL 33706

Sec. 46-33 - Enumeration.

Sec.98-65 - Unsightly Conditions.

E. Case # 20260107

City of St Pete Beach v. Wilson, H Christopher

Address: 228 43rd Ave St Pete Beach, FL 33706

Sec. 46-33 - Enumeration.

Sec. 98-65 - Unsightly Conditions.

Sec. 98-66 - Residential and Commercial Property Maintenance

F. Case # 20260168

City of St Pete Beach v. Roma Invest Group Florida LLC

Address: 4151 Belle Vista Dr St Pete Beach, FL 33706

Sec. 98-123.1. - Permits required.

G. Case # 20260315

City of St Pete Beach v. US Bank Trust Natl Assn Tre Lbcabana Series Iv Trust

Address: 5903 Bimini Way N St Pete Beach, FL 33706

Sec. 46-33 - Enumeration.

Sec. 98-65 - Unsightly Conditions.

Sec. 98-66 - Residential and Commercial Property Maintenance

H. Case # 20260134

City of St Pete Beach v. Plaza Beach Motel LLC

Address: 46th Ave

Sec. 46-33 - Enumeration.

Sec. 98-65 - Unsightly Conditions.

I. Case # 20260104

City of St Pete Beach v. Plaza Beach Motel LLC

Address: 46th Ave

Sec. 1.3. - Purposes and matters regulated; application of regulations; schedule of district regulations.

Sec. 23.11. - Parking construction and design requirements.

Sec. 23.4. - General parking requirements.

Sec. 23.7. - Pervious and semi-pervious parking.

Sec. 3.5. - Development order required.

Sec. 38.4. - Allowable conditional uses.

Sec. 4.8. - Effect of decision.

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

Sec. 6.13. - Residential accessory structures.

Sec. 98-64. - General Maintenance

Sec. 98-66 - Residential and Commercial Property Maintenance

5. Repeat Violations -

A. Case # 20260201

City of St Pete Beach v Plaza Beach Motel LLC

Address: 46th Ave

Repeat Violation

Sec. 38.4 - Allowable conditional uses

Sec. 23.11 - Parking construction and design requiremntns

Sec. 23.4 - General parking requirements

Sec. 23.7 - Pervious and semi-pervious parking

Sec. 4.8 - Effect of decision

Sec. 3.5 - Development order required

Sec. 1.3 - Purposes and matters regulated; application of regulations; schedule of district regulations

6. Cases Complied -

7. Old Cases

8. Lien Reductions

A. Case# 20250189

City of St Pete Beach v. Marilyn L Nolan for Marilyn L Nolan Revocable Trust

Address : 103 1st Ave St. Pete Beach, FL 33706

Lien Reduction Application

9. Next Meeting:

10. Adjournment -

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

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

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

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 # 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: July 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

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

Funding: N/A

Attachments: 1. Final Administrative Order (CE20250177 - Spencer)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250177

ADDRESS: 7290 Bay St.

CHRIS SPENCER,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

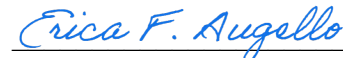
This case came before the Special Magistrate on June 8, 2026, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Ayako Ruckdeschel.
2. Respondent appeared and represented himself. Shawn Ross also 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 he was in violation of Section 98-123.1 of the City's Code of Ordinances for erecting a fence without a permit.
5. Code Enforcement Officer Ruckdeschel presented photographic evidence demonstrating a white slatted fence surrounding the property, but testified there was no permit for this fence. Code Officer Ruckdeschel testified that while there were permits open on this property, none of them included the fence.
6. Mr. Spencer testified that he hired a contractor to apply for the permit for the fence, paid the contractor, and then the contractor left with his money. He also testified that he had permits, and that he thought he had a fence permit for this property, but realized it was for another property.

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

7. Respondent is found to be in violation of Section 98.123-1 for erecting a fence without a permit. Respondent shall have **thirty (30) days** from the date of this Order, or by **Wednesday, July 8, 2026**, to bring the property into compliance by either securing an after-the-fact permit or removing the fence.
8. A hearing is set for **July 13, 2026, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
9. 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.
10. It is 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 June 8, 2026.


Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent to Shawn Ross for Respondent via email at RossShawn101@gmail.com on June 8, 2026, and via US Mail to Respondent at PO Box 9296, Laguna Beach, CA 92652-7261.

APPEALS

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

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

Agenda Report

Agenda Title Name: Case# 20250079
City of St. Pete Beach v. Bosela, Paulette
Address: 1706 Pass A Grille Way St. Pete Beach,
FL 33706

Action Request: N/A

Strategic Objective:

Date: July 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Funding: N/A

Attachments:

1. 6. 2D Order to Continue (CE202250079 - Bosela)
2. 2. 2d Final Administrative Order (CE20250079 - Bosela)
3. 9. Final Administrative Order (CE20250079 - Bosela)
4. 12. Order to Continue (CE202250079 - Bosela)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250079

ADDRESS: 1706 Pass A Grille Way

PAULETTE BOSELA,

Respondent.

_____ /

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 **July 13, 2026, at 10:00 a.m.**

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



Erica F. Augello, Esq., BCS
Special Magistrate

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250079

ADDRESS: 1706 Pass A Grille Way

PAULETTE BOSELA,

Respondent.

_____ /

SECOND FINAL ADMINISTRATIVE ORDER

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

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

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

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

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

Order entered on March 9, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at saintpaulette@msn.com on March 9, 2026.

APPEALS

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250079

ADDRESS: 1706 Pass A Grille Way

PAULETTE BOSELA,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

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

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

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

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

Order entered on January 13, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

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

APPEALS

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250079

ADDRESS: 1706 Pass A Grille Way

PAULETTE BOSELA,

Respondent.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on December 8, 2025, and by agreement of the parties, the Special Magistrate issues the following order:

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

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 8th day of December 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondents at 1430 Skyline Rd., Eagan, MN 55121-1127 on December 8, 2025.

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

Agenda Report

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

Action Request: N/A

Strategic Objective:

Date: July 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Funding: N/A

Attachments:

1. 10. Order to Continue (CE20260318 - Wheeler & Dudley)
2. Final Administrative Order (CE20260318 - Wheeler & Dudley)

**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 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.

**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.

/

FINAL ADMINISTRATIVE ORDER

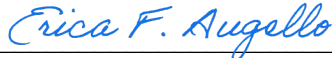
This case came before the Special Magistrate on June 8, 2026, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Lucy Knight.
2. Daniel Disbro appeared on behalf of Respondents. Mr. Disbro possessed the requisite authority to represent 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 33.7 and 98-33 of the City's Code of Ordinances for increasing the density of the property and for maintaining habitable space below the base flood elevation.
5. Code Enforcement Officer Knight presented photographic evidence demonstrating the ground floor of the property contained habitable living space, to include a bathroom, bedroom, and kitchen, with plumbing and electrical.
6. The City's Building Official, Luke Curtis, testified that the property was built in 1984 and is a post-FIRM property, which does not allow habitable living space on the ground floor if it is below base flood elevation. He indicated the Pinellas County Property Appraiser indicates the space on the first floor is for a garage and an enclosed porch. He testified the City has no permits for the conversion, construction, or renovation of the first floor into habitable living space.

7. Brandon Barry, a planner with the City, testified that a “dwelling unit” is defined by Section 2.1 of the City’s Land Development Code, and requires that it shall not have more than one kitchen and shall have internal access to all rooms in the unit. Mr. Barry, after reviewing the photographs, indicated that the property would exceed density requirements as the unit has two kitchens and does not meet the definition of a single dwelling unit.
8. Mr. Disbro testified that the property owner purchased the property about 20 years ago and the first floor was as it is now, with habitable living space. He testified he has lived in the upstairs unit for 7 years and the lower unit has always been habitable living space.

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

9. The Special Magistrate finds the Respondents are in violation of the cited Code sections. Respondents shall have **thirty (30) days** from the date of this Order, or by **Wednesday, July 8, 2026**, to determine if the property has legal non-conforming status or to otherwise bring the property into compliance.
10. A hearing is set for **July 13, 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 Respondents’ responsibility to notify the City’s Code Enforcement Department once the property is in compliance, if applicable.
13. 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.


Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 570 72nd Ave., St. Pete Beach, FL 33706 on June 8, 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 # 20260350
City of St Pete Beach v. Lenci, Ariel Ignacio
Address: 195 45th Ave St Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 9.2. - Permitted principal uses and structures.**

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

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260350

vs.
LENCI, ARIEL IGNACIO
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 **07/13/2026** 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 **195 45TH 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 06/24/2026



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 24th day of June, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 195 45TH 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.: 20260350


Signature of Officer posting

Steven Rivera
Print Name

6-24-26
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

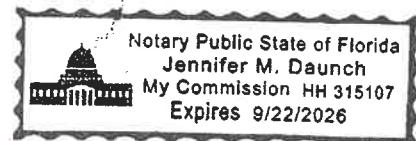
☒ physical presence or ☐ online notarization,

this 24 day of June, 2026,

by  (name of person acknowledging).


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

06/24/2026

LENCI, ARIEL IGNACIO
195 45TH AVE
St. Pete Beach FL 33706

Re: **Case Number 20260350**
Violation Address: 195 45TH AVE, ST PETE BEACH FL 33706
Parcel ID#: 073216516600020100

Dear Property Owner:

Short term rentals are not permitted in the RU-2 zoning district. The 4-short term rentals that took place at your property are a violation of the code. These violations are considered to be Irreparable or Irreversible in nature (I&I) and your case is being referred to the Special Magistrate for a hearing.

Sec. 9.2. - Permitted principal uses and structures.

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **07/13/2026, at 10 am.**

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

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

Sincerely,

Steven Rivera
Code Enforcement Officer

CE20260350

- **Respondent(s): Ariel Ignacio Lenci**
- **Violation address: 195 45th Ave.**
- **Violation(s) description: The property is in violation of section 9.2 Principal uses and structures of the Land Development Code of the City of St. Pete Beach**

CE20260350

Case Summary

- Initial inspection: 6/23/2026**
- Notice of Violation dated and mailed date: 6/24/2026**
- Notices of Hearing dated and posted on the property: 6/24/2026**

20260350

Affidavit of Posting

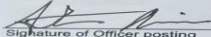

The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Affidavit of Posting

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

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 195 45TH 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.

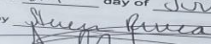
Case No.: 20260350


Signature of Officer posting

Stavon Rivera
Print Name

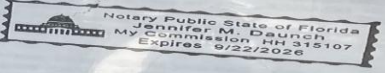
6-24-26
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization,
this 24 day of June, 2026.

by 
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 HH 315107
Expires 6/22/2026

Jun 24, 2026 at 10:41:55 AM

195 45th Ave.

20260350

Airbnb advertisement

airbnb.com/rooms/1678404002558542134?adults=4&search_mode=regular_search&check_in=2026-07-12&check_out=2026-07-17&children=0&infants=0&pets=0&source_impression_id=p3_1782243997_P3GRcvdNckAYj7... Verify it's you

SPB Bookmarks SeeClickFix Adobe Acrobat

airbnb

Anywhere Anytime Add guests

Become a host

St Pete Beach, Walk to Beach, Fully Renovated.

Share Save



Entire home in St. Pete Beach, Florida
6 guests · 2 bedrooms · 3 beds · 2 baths
★ 5.0 · [4 reviews](#)

Hosted by Cristian
1 month hosting

Prices include all fees

\$1,353 for 5 nights

CHECK-IN 7/12/2026	CHECKOUT 7/17/2026
-----------------------	-----------------------

89°F Sunny 3:56 PM 6/23/2026

195 45th Ave.

20260350

Airbnb host info and nightly cost

airbnb.com/rooms/1678404002558542134?adults=4&search_mode=regular_search&check_in=2026-07-12&check_out=2026-07-17&children=0&infants=0&pets=0&source_impression_id=p3_1782243997_P3GRcvdNckAYj7... Verify it's you

SPB Bookmarks SeeClickFix Adobe Acrobat

Photos Amenities Reviews Location

**Hosted by Cristian**
1 month hosting

**Outdoor entertainment**
The alfresco dining, bbq area, and outdoor seating are great for summer trips.

**Exceptional host communication**
Recent guests gave Cristian a 5-star rating for communication.

Enjoy a relaxing stay at this fully renovated home just a short walk to St. Pete Beach. Perfect for families or groups, this cozy space offers modern finishes, comfortable beds, and everything you need for a stress-free getaway. Walk to the beach, restaurants, and local spots, then come back and unwind in a peaceful, private setting.

Prices include all fees

\$1,353 for 5 nights

CHECK-IN 7/12/2026	CHECKOUT 7/17/2026
GUESTS 4 guests	

Reserve

You won't be charged yet

 [Report this listing](#)

What this place offers

 Kitchen	 Wifi
 Free parking on premises	 TV
 Free washer – In unit	 Free dryer – In unit
 Air conditioning	 Private backyard

89°F Sunny 3:56 PM 6/23/2026

195 45th Ave.

20260350 Reviews

airbnb.com/rooms/1678404002558542134?adults=4&search_mode=regular_search&check_in=2026-07-12&check_out=2026-07-17&children=0&infants=0&pets=0&source_impression_id=p3_1782243997_P3GRcvdNckAYj7... Verify it's you

SPB Bookmarks SeeClickFix Adobe Acrobat

Photos Amenities Reviews Location

\$1,353 for 5 nights ★ 5.0 · 4 reviews Reserve

Beach 3 Cleanliness 3 Quiet 2 Nearby 2 Hospitality 2



Ashley
Ocala, Florida

★★★★ · 1 week ago · Stayed a few nights

Beautiful home that was incredibly close to the beach. The neighborhood was quiet and welcoming. Beautiful outdoor space with lightening at night. The interior design was ...

[Show more](#)



Dayna
Jacksonville, Florida

★★★★ · 2 weeks ago · Stayed a few nights

We had a great time staying here. The house was spotless, and we had everything we needed. We didn't use it because we brought our own, but they even provided beach towels, a...

[Show more](#)



Melissa
7 years on Airbnb

★★★★ · May 2026 · Stayed a few nights

The stay was quite lovely and conveniently located to restaurants and the beach. The hosts were very responsive and the home was very clean and spacious.



Jennifer
Savannah, Georgia

★★★★ · 2 weeks ago · Stayed a few nights

Quiet area, clean home. Loved our stay

Where you'll be

St. Pete Beach, Florida, United States

89°F Sunny 3:58 PM 6/23/2026

195 45th Ave.

20260350

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).

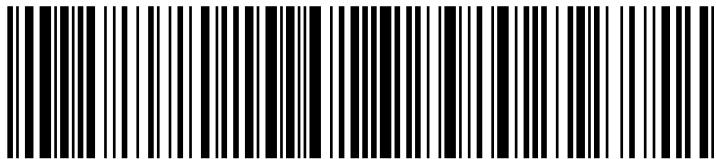
- Reviews are posted after both parties have submitted their reviews, or once the 14-day period has ended—whichever comes first.

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.

195 45th Ave.

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

USPS CERTIFIED MAIL



9214 8901 9403 8330 4469 07

LENCI ARIEL IGNACIO
195 45TH AVE
ST PETE BEACH FL 33706-2522

IINOV 20260350 SR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260245
City of St Pete Beach v. LCP S Postcard Inn LLC
Address: 6300 Gulf Blvd St Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: July 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 46-132. - Sound level limitations.**

(a) No person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 1, using the slow response setting of a SLM, which sound source shall constitute a noise disturbance:

(1) When measured at or within the real property line of the receiving property

(b) To determine the sound level from the sound source to be measured, the background sound shall be subtracted from the ambient sound level.

(c) In a multi-family dwelling, no person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 2:

Sound Level Limits Within Receiving Multi-Family Dwelling Unit.

Time: 7:00a.m.-10:00p.m. Sound Level Limit (dBA):
50.

Time: 10:00p.m.-7:00a.m. Sound Level Limit (dBA):
45.

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,
vs.
LCP S POSTCARD INN LLC
Respondent(s)

Case Number: 20260245

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 **07/13/2026** 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 **6300 GULF BLVD** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 07/01/2026

Ayako Ruckdeschel

Ayako Ruckdeschel
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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



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

Affidavit of Posting

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

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 6300 GULF BLVD 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.: 20260245

Ayako Ruckdeschel
Signature of Officer posting

Ayako Ruckdeschel
Print Name

7-1-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization,
this 1 day of July, 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 _____



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

NOTICE OF VIOLATION

6/2/2026

LCP S POSTCARD INN LLC
50 MAIN ST SUITE 1410
WHITE PLAINS, NY 10606-2072

RE: Case Number 20260245
Violation Address: 6300 GULF BLVD
Parcel ID#: 013215000001100100

Dear Property Owner:

On 5/27/2026, Peter Sullivan (Chief Operating Officer) for LCP Group requests a 30-day extension to work with Engineers to evaluate & design a noise suppression system. Your voluntary compliance has been given a new compliance deadline of 6/30/2026.

Sec. 46-132. - Sound level limitations.

(a) No person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 1, using the slow response setting of a SLM, which sound source shall constitute a noise disturbance:

(1) When measured at or within the real property line of the receiving property

(b) To determine the sound level from the sound source to be measured, the background sound shall be subtracted from the ambient sound level.

(c) In a multi-family dwelling, no person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 2:

Sound Level Limits Within Receiving Multi-Family Dwelling Unit.

Time: 7:00a.m.-10:00p.m. Sound Level Limit (dBA): 50.

Time: 10:00p.m.-7:00a.m. Sound Level Limit (dBA): 45.

These violation(s) must be corrected **no later than 06/30/2026**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

A handwritten signature in cursive script that reads "Ayako Ruckdeschel".

Ayako Ruckdeschel
Code Enforcement Officer

CE20260245

- **Respondent(s): LCP Postcard Inn LLC**
- **Violation address: 6300 Gulf Blvd**
- **Violation(s) description: The property is in violation of section 46-132 (a)(1), (b), (c) and (2) Sound level limitations of the Code of Ordinances of the City of St. Pete Beach**

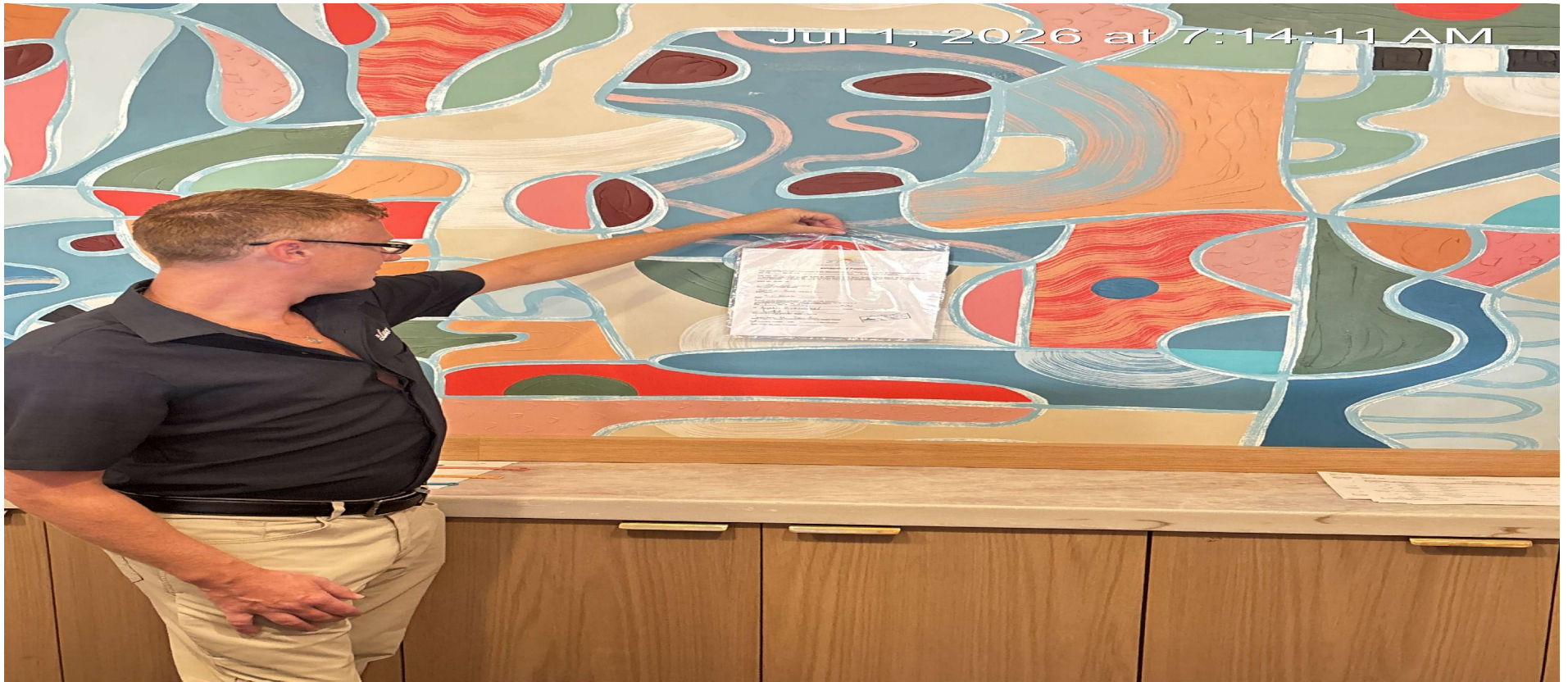
CE20260245

Case Summary

- **Initial sound readings: 5/7/2026**
- **Courtesy Notice dated and mailed date: 5/13/2026**
- **Notice of Violation dated and mailed date: 6/2/2026 (extension till 6/30/2026)**
- **Second sound readings: 6/29/2026**
- **Notices of Hearing dated and posted on the property: 7/1/2026**

CE20260245

Affidavit of Posting



6300 Gulf Blvd

CE20260245

Unit #402 in violation (>50dB)

NOISE READING REPORT

Case No.: 20260245

Date: Thursday, 7 May, 2026

Location: 6500 Sunset Way (Silver Sands Bldg. A, Units #102-202-302-402-502)

Noise Source: The Luce - 6300 Gulf Blvd, rooftop HVAC

Performed By: L. Knight & A. Ruckdeschel

Sound Level Meter: Quest 3M Sound Level Meter (S/N: BBM0100006)

Calibrator: QC 10 (S/N: QIM0100006)

Condition	Start	Finish
Calibration (dB)	114.4	
Time	11:00 am-12:00-12:15-12:30-12:45 pm	
Sky / Temperature	Clear / 83°F	
Wind Direction / Speed	360° / 9 mph (Calm)	
Measurement Location	Description	Noise Level (dB)
Ambient Noise	Silver Sands	59.7-61.9-58.0-51.4-57.7
Noise Source #102	The Luce rooftop HVAC	40.2
Noise Source #202	The Luce rooftop HVAC	64.1
Noise Source #302	The Luce rooftop HVAC	50.9
Noise Source #402	The Luce rooftop HVAC	58.6
Noise Source #502	The Luce rooftop HVAC	55.6

Remarks

Five (5) noise source tests were conducted at the receiving property from the balconies of units #102-202-302-402-502) at the complainant's request (Rana Mercer & Mir Kavarić).

- Noise Source #102: Adjusted dB level = 40.2, no violation found.
- Noise Source #202: Adjusted dB level = invalid test.
- Noise Source #302: Adjusted dB level = 49.9, no violation found.
- Noise Source #402: Adjusted dB level = 57.6, violation found (>50dB)
- Noise Source #502: Adjusted dB level = invalid test.

Conclusion

The highest measured noise source level was **58.6 dB** (unit #402). When compared with the ambient noise reading of **51.4 dB** taken under similar conditions, an increase in noise level was observed. Accordingly, a single noise violation was found.

Case #20260245 is opened with a Courtesy Notice sent to The Luce to remedy the noise violation.

Prepared by: A. Ruckdeschel, Code Enforcement Officer, City of St. Pete Beach

Date: 11 May 2026

6300 Gulf Blvd

CE20260245

HVAC unit on roof



6300 Gulf Blvd

CE20260245

HVAC unit on roof



6300 Gulf Blvd

CE20260245

HVAC unit on roof



6300 Gulf Blvd

CE20260245

Re-inspection report 6-29-26

NOISE READING REPORT

Case No.: 20260245

Date: Monday, 29 June, 2026

Location: 6500 Sunset Way (Silver Sands Bldg. A, Units #102-202-302-402-502)

Noise Source: The Luce - 6300 Gulf Blvd, rooftop HVAC

Performed By: L. Knight & A. Ruckdeschel

Sound Level Meter: Quest 3M Sound Level Meter (S/N: BBM0100006)

Calibrator: QC 10 (S/N: QIM0100006)

<u>Condition</u>	<u>Start</u>	<u>Finish</u>
Calibration (dB)	114.3	
Time	6:00 - 7:00 am	
Sky / Temperature	Clear / 80°F	
Wind Direction / Speed	255° / Calm	
<u>Measurement Location</u>	<u>Description</u>	<u>Noise Level (dB)</u>
Ambient Noise	Silver Sands	51.4-53.6-52.5-51.4-54.3
Noise Source #102	The Luce rooftop HVAC	55.7
Noise Source #202	The Luce rooftop HVAC	60.4
Noise Source #302	The Luce rooftop HVAC	61.1
Noise Source #402	The Luce rooftop HVAC	61.1
Noise Source #502	The Luce rooftop HVAC	61.1

Remarks

Five (5) noise source tests were conducted at the receiving property from the balconies of units #102-202-302-402-502) at the complainant's request (Rana Mercer & Mir Kavacic).

- Noise Source #102: Adjusted dB level = 53.7, violation found (≥ 45 dB)
- Noise Source #202: Adjusted dB level = 59.4, violation found (≥ 45 dB)
- Noise Source #302: Adjusted dB level = 60.1, violation found (≥ 45 dB)
- Noise Source #402: Adjusted dB level = 60.1, violation found (≥ 45 dB)
- Noise Source #502: Adjusted dB level = 60.1, violation found (≥ 45 dB)

Conclusion

The highest measured noise source levels were **61.1 dB** (units #302-402-502). When compared with the ambient noise readings taken under similar conditions, an increase in noise level was observed in all five units. Accordingly, violations were found to exceed the 45dB sound level limit (10:00p.m.-7:00a.m.)

The Luce given a Notice of Hearing for Special Magistrate on 7/13/2026.

Prepared by: A. Ruckdeschel, Code Enforcement Officer, City of St. Pete Beach

Date: 29 June 2026

6300 Gulf Blvd



COURTESY NOTICE

05/13/2026

LCP S POSTCARD INN LLC
50 MAIN ST SUITE 1410
WHITE PLAINS NY 10606-2072

RE: Case Number 20260245
Violation Address: 6300 GULF BLVD
Parcel ID#: 013215000001100100

Dear Property Owner and/or Occupant,

A sound reading on 5/7/2026 was taken from the Silver Sands property which was in violation of the limitations shown below. As discussed with the General Manager, Jeremy DaSilva, please install a 'blanket' around your rooftop HVAC to reduce the offending sound level.

Your property at 6300 GULF BLVD is found to be in violation of the following code(s).

Sec. 46-132. - Sound level limitations.

(a) No person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 1, using the slow response setting of a SLM, which sound source shall constitute a noise disturbance:

(1) When measured at or within the real property line of the receiving property

(b) To determine the sound level from the sound source to be measured, the background sound shall be subtracted from the ambient sound level.

(c) In a multi-family dwelling, no person shall cause, suffer, allow, or permit the operation of any sound source in such a manner as to create a sound level that exceeds the sound level limits set forth in Table 2:

Sound Level Limits Within Receiving Multi-Family Dwelling Unit.

Time: 7:00a.m.-10:00p.m. Sound Level Limit (dBA): 50.

Time: 10:00p.m.-7:00a.m. Sound Level Limit (dBA): 45.

CITY OF ST. PETE BEACH

Ayako Ruckdeschel

OFFICER Ayako Ruckdeschel

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

Compliance must be met by the revisit date of **5/31/2026**.

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

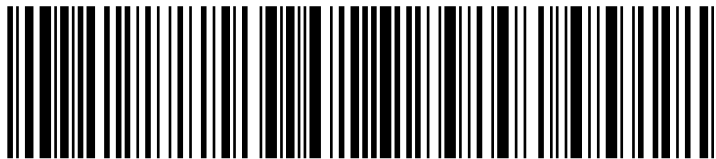
If you have any question, please contact St. Pete Beach Code Enforcement.

(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 8374 8182 34

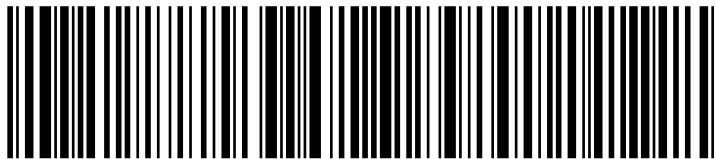
LCP S POSTCARD INN LLC
50 MAIN ST
STE 1410
WHITE PLAINS NY 10606-2072

CN 20260245 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8326 1815 53

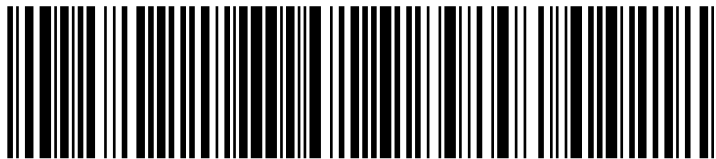
LCP S POSTCARD INN LLC
50 MAIN ST
STE 1410
WHITE PLAINS NY 10606-2072

NOV 20260245 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8374 8189 13

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE FL 32301-2699

RA CN 20260245 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8326 1817 82

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE FL 32301-2699

RA NOV 20260245 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8331 6571 59

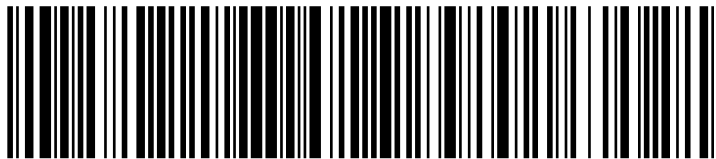
LCP S POSTCARD INN LLC
50 MAIN ST
SUITE 1410
WHITE PLAINS NY 10606-2072

NOH 20260245 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8331 6574 56

CORPORATION SERVICE COMPANY
1201 HAYS ST
TALLAHASSEE FL 32301-2699

RA NOH 20260245 AR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260169
City of St Pete Beach v. Ibrahim, Inaam Ibrahim
Address: 424 88th Ave St Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

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

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

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,
vs.
IBRAHIM, INAAM IBRAHIM
Respondent(s)

Case Number: 20260169

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 **07/13/2026** 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 **424 88TH 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 06/24/2026

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

Affidavit of Posting

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

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 424 88TH 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.: 20260169

Ayako Ruckdeschel
Signature of Officer posting

Ayako Ruckdeschel
Print Name

6-24-26
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization,
this 24 day of June, 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 _____



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

Irreparable or Irreversible Notice of Violation

06/24/2026

IBRAHIM, INAAM IBRAHIM
424 88TH AVE
ST PETE BEACH FL 33706-1408

Re: **Case Number 20260169**
Violation Address: 424 88TH AVE, ST PETE BEACH FL 33706
Parcel ID#: 253115782641060140

Dear Property Owner:

Your property has been used as a short-term rental which is a prohibited use in the RU-1 zone. You are in violation of the following section code(s):

Sec. 8.2. - Permitted principal uses and structures.

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

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **07/13/2026, at 10 am.**

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

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

Sincerely,

Ayako Ruckdeschel

Ayako Ruckdeschel
Code Enforcement Officer

CE20260169

- **Respondent(s): Ibrahim Inaam**
- **Violation address: 424 88th Ave.**
- **Violation(s) description: The property is in violation of section 8.2 Permitted principal uses and structures of the Land Development Code of the City of St. Pete Beach**

CE20260169

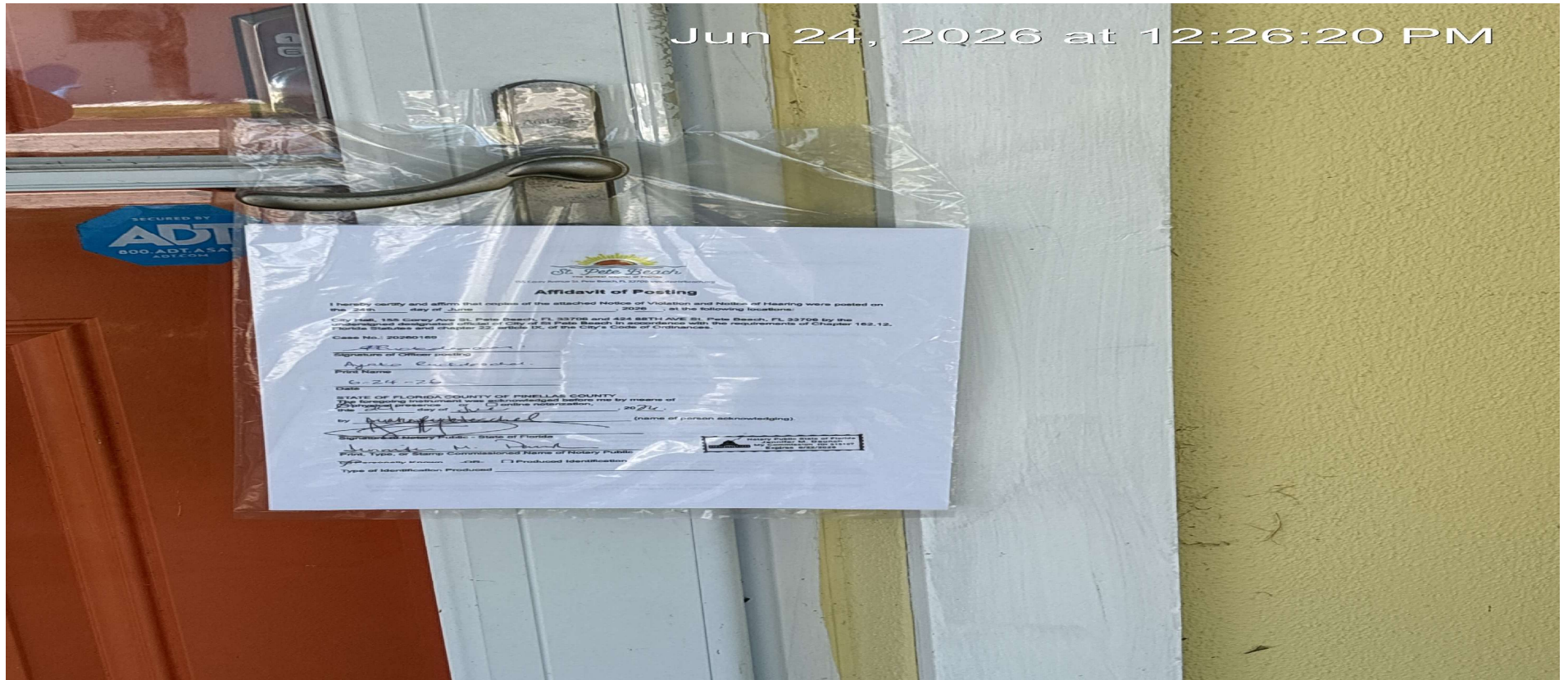
Case Summary

- Initial inspection: 6/30/2026**
- Notice of Violation dated and mailed date: 6/24/2026**
- Notices of Hearing dated and posted on the property: 6/24/2026**

20260169

Affidavit of Posting

Jun 24, 2026 at 12:26:20 PM



424 88th Ave.

20260169

Airbnb advertisement

https://www.airbnb.com/rooms/1465919992840931658?source_impression_id=p3_1774899810_P3oHQ9NVLBrUfQ0z&check_in=2026-04-11&guests=1&adults=1&check_out=2026-04-16

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

Beach Blanket Bungalow

Share Save



Entire home in St. Pete Beach, Florida
6 guests · 3 bedrooms · 4 beds · 2 baths
★ 1 review

Hosted by Beverly
Superhost · 9 years hosting

Self check-in
Check yourself in with the keypad.

Beverly is a Superhost

\$1,852 for 5 nights

CHECK-IN	CHECKOUT
4/11/2026	4/16/2026

GUESTS
1 guest

RATES
Non-refundable · \$1,851.17 total
Free cancellation for 24 hours. After that, the reservation is non-refundable.

Search

3:57 PM 3/30/2026

424 88th Ave.

20260169

Airbnb 2-night reservation and cost



Hosted by Beverly
9 years hosting



Self check-in
Check yourself in with the keypad.



Outdoor entertainment
The pool, alfresco dining, bbq area, and outdoor seating are great for summer trips.

Make some memories at this unique and family-friendly place. This 1950's home boasts fun style the moment you enter the driveway. Enjoy a blast from the past journeying through the decades in this quirky, colorful and fun abode. We've aimed at making a fun space you won't want to leave! Just moments from some of the most beautiful beaches on the gulf coast with access to tons of bars, restaurants and shopping. Easy access from both Tampa and St Pete/Clearwater airports, near to many attractions

Where you'll sleep

1 / 2



Bedroom 1



Bedroom 2

 Prices include all fees

\$860 for 2 nights

CHECK-IN 6/29/2026	CHECKOUT 7/1/2026
-----------------------	----------------------

GUESTS
1 guest

RATES

Non-refundable · \$859.42 total
Free cancellation for 24 hours. After that, the reservation is non-refundable.

Refundable · \$923.21 total
Free cancellation before June 28. Cancel before check-in on June 29 for a partial refund.

Reserve

You won't be charged yet

 [Report this listing](#)



Search



8:02 AM
6/17/2026

424 88th Ave.

20260169

Airbnb 1-review

[Photos](#) [Amenities](#) [Reviews](#) [Location](#)

5 nights in St. Pete Beach

Apr 11, 2026 - Apr 16, 2026

< March 2026

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

April 2026 >

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

[Clear dates](#)

GUESTS

1 guest

RATES

☒ Non-refundable · \$1,851.17 total
Free cancellation for 24 hours. After that, the reservation is non-refundable.

☐ Refundable · \$2,025.16 total
Free cancellation before April 10. Cancel before check-in on April 11 for a partial refund.

[Reserve](#)

You won't be charged yet

[Report this listing](#)

1 review

Average rating will appear after 3 reviews

[How reviews work](#)



Zena

8 years on Airbnb

★★★★★ · September 2025 · Stayed one night

My stay here was beyond excellent! The listing matched the photos exactly and the place had everything we could've possibly needed. Beverly was very accommodating, pleasant...



3:58 PM 3/30/2026

424 88th Ave.

20260169

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).

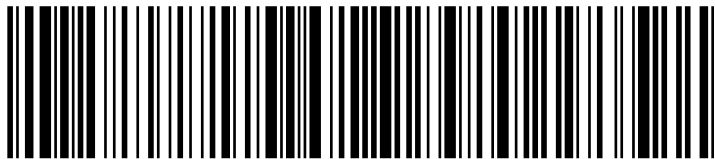
→ Reviews are posted after both parties have submitted their reviews, or once the 14-day period has ended—whichever comes first.

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.

424 88th Ave.

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

USPS CERTIFIED MAIL



9214 8901 9403 8330 5172 94

IBRAHIM INAAM IBRAHIM
424 88TH AVE
ST PETE BEACH FL 33706-1408

NOH 20260169 AR
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260287
City of St Pete Beach v. Cardinal Heights LLC
Address: 1140 Boca Ciega Isle Dr St Pete Beach,
FL 33706

Action Request: N/A

Strategic Objective:

Date: July 13, 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.

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

Sec. 98-65 - Unsightly Conditions.

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

Funding: N/A

Attachments: 1. Notice of Hearing

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260287

vs.
Cardinal Heights Llc
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **07/13/2026** 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 **1140 BOCA CIEGA ISLE 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 06/12/2026



Lucy Knight
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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



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

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 12th day of June, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 1140 BOCA CIEGA ISLE DR 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.: 20260287

[Signature]
Signature of Officer posting

Lucy Knight
Print Name

6-12-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

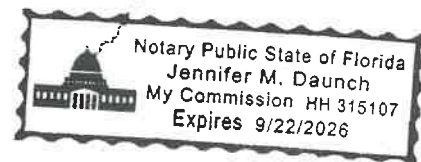
☒ physical presence or ☐ online notarization,

this 12 day of June, 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 VIOLATION

5/28/2026

Cardinal Heights Llc
104 MADRID RD
Garner, NC 27529-4820

RE: Case Number 20260287
Violation Address: 1140 BOCA CIEGA ISLE DR
Parcel ID#: 063216095940010540

Dear Property Owner:

The debris on driveway needs to be removed. We kindly request that you maintain the property while in the rebuild process.

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

Sec. 98-65 - Unsightly Conditions.

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

These violation(s) must be corrected **no later than 06/06/2026**. 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

CE20260287

- **Respondent(s): Cardinal Heights LLC**
- **Violation address: 1140 Boca Ciega Isle Dr**
- **Violation(s) description: The property is in violation of section 46-33 (3) enumeration, sec. 98-65 Unsightly Conditions (4) of the Code of Ordinances of the City of St. Pete Beach**

CE20260287

Case Summary

- **Initial inspection: 5/20/2026**
- **Notice of Violation dated and mailed date: 5/28/2026**
- **Notices of Hearing dated and posted on the property: 6/12/2026**

CE20260287

Affidavit of Posting


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

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 12th day of June, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 1140 BOCA CIEGA ISLE DR 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.: 20260287

[Signature]
Signature of Officer posting

Wynn Knight
Print Name

6-12-2026
Date

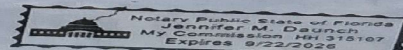
STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization,
this 12 day of June, 2026.

by Wynn 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 No. 315107
Expires 9/22/2026

Jun 12, 2026 at 9:03:19 AM
St. Pete Beach, FL

1140 Boca Ciega Isle Dr

CE20260287

Construction Debris



1140 Boca Ciega Isle

CE20260287

Construction Debris



1140 Boca Ciega Isle Dr



COURTESY NOTICE

05/20/2026

Cardinal Heights Llc
104 MADRID RD
Garner NC 27529-4820

RE: Case Number 20260287
Violation Address: 1140 BOCA CIEGA ISLE DR
Parcel ID#: 063216095940010540

Dear Property Owner and/or Occupant,

The debris on driveway is an unsightly condition. We kindly request you to maintain the property regularly.

Your property at 1140 BOCA CIEGA ISLE DR 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.**
- (3) Any condition which provides harborage for rats, mice, snakes and other vermin.**

Sec. 98-65 - Unsightly Conditions.

- (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.**

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 **05/29/2026**.

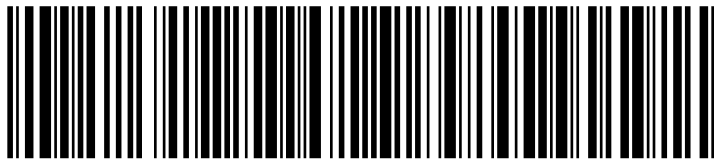
Non-Compliance may result in a Notice of Violation or Citation with possible fines.

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 8377 9754 60

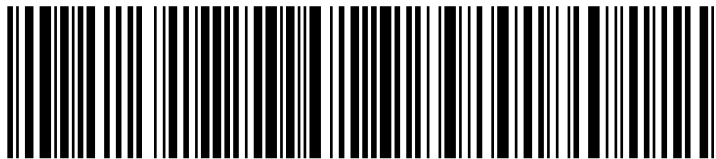
CARDINAL HEIGHTS LLC
104 MADRID CT
GARNER NC 27529-4820

CN 20260287 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8328 3488 17

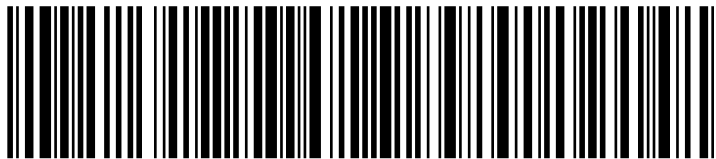
CARDINAL HEIGHTS LLC
104 MADRID CT
GARNER NC 27529-4820

NOH 20260287 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8325 5658 59

CARDINAL HEIGHTS LLC
104 MADRID CT
GARNER NC 27529-4820

NOV 20260287 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260107
City of St Pete Beach v. Wilson, H Christopher
Address: 228 43rd Ave St Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Sec. 46-33 - Enumeration.

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

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

Sec. 98-65 - Unsightly Conditions.

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

(1) Structures that are:

a. Partially destroyed; or

b. Left in a state of disrepair; or

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

Sec. 98-66 - Residential and Commercial Property Maintenance

(24) Fences and walls. Fences and walls shall be

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

Funding:

N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,
vs.
WILSON, H CHRISTOPHER
Respondent(s)

Case Number: 20260107

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 **07/13/2026** 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 **228 43RD 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 06/11/2026



Lucy Knight
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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



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

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 11th day of June, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 228 43RD 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.: 20260107

[Signature]
Signature of Officer posting

Larry Knight
Print Name

10-11-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

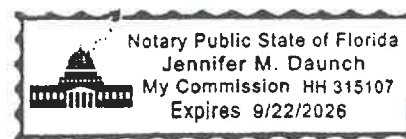
☒ physical presence or ☐ online notarization,

this 11 day of June, 2026,

by Larry 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 VIOLATION

03/18/2026

WILSON, H CHRISTOPHER
1114 JUNGLE AVE N
ST PETERSBURG FL 33710-4328 ,

RE: Case Number 20260107
Violation Address: 228 43RD AVE
Parcel ID#: 073216073980040200

Dear Property Owner:

Fence in disrepair. Please repair fence and maintain lot regularly.

Sec. 46-33 - Enumeration.

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

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

Sec. 98-65 - Unsightly Conditions.

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

(1) Structures that are:

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

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

These violation(s) must be corrected **no later than 03/31/2026**. 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

CE20260107

- **Respondent(s): Wilson, H Christopher**
- **Violation address: 228 43rd Ave.**
- **Violation(s) description: The property is in violation of section 46-33 (3) enumeration, sec. 98-65 Unsightly Conditions (1) a, b, (3), sec. 98-66 (24) residential and commercial property maintenance of the Code of Ordinances of the City of St. Pete Beach**

CE20260107

Case Summary

- Initial inspection: 2/23/2026**
- Notice of Violation dated and mailed date: 3/18/2026**
- Notices of Hearing dated and posted on the property: 6/11/2026**

CE20260107

Affidavit of Posting

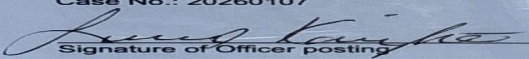

St. Pete Beach
The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 11th day of June, 2026, at the following locations:

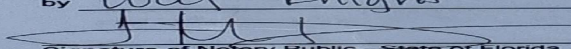
City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 228 43RD AVE St. Pete Beach, FL 33706 by the undersigned designated official of City of St. Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No.: 20260107


Signature of Officer posting

Lance Knight
Print Name

10-11-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization,
this 11 day of June, 2026,
by Lance Knight (name of person acknowledging).

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 HH 315107
Expires 9/22/2026

Jun 11, 2026 at 8:41:39 AM
St. Pete Beach, FL

228 43rd Ave

CE20260107

Fence In Disrepair



228 43rd Ave

CE20260107

Fence In Disrepair



228 43rd Ave

CE20260107

Misc. Debris



Jun 10, 2026 at 9:19:09 AM
St. Pete Beach, FL

228 43rd Ave



COURTESY NOTICE

02/23/2026

WILSON, H CHRISTOPHER
1114 JUNGLE AVE N
ST PETERSBURG FL 33710-4328

RE: Case Number 20260107
Violation Address: 228 43RD AVE
Parcel ID#: 073216073980040200

Dear Property Owner and/or Occupant,

Fence in disrepair; we kindly ask that you maintain the property

Your property at 228 43RD AVE is found to be in violation of the following code(s).

Sec. 46-33 - Enumeration.

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

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

Sec. 98-65 - Unsightly Conditions.

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

(1) Structures that are:

a. Partially destroyed; or

b. Left in a state of disrepair; or

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

CITY OF ST. PETE BEACH

Lucy Knight

OFFICER Lucy Knight

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

Compliance must be met by the revisit date of **03/10/2026**.

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

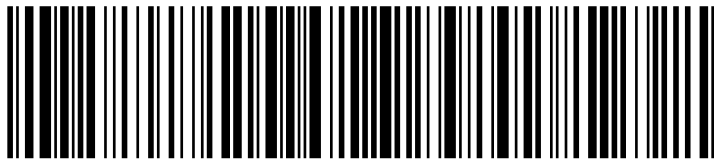
If you have any question, please contact St. Pete Beach Code Enforcement.

(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 8358 0348 41

WILSON H CHRISTOPHER
1114 JUNGLE AVE N
ST PETERSBURG FL 33710-4328

CN 20260107 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8328 1234 14

WILSON H CHRISTOPHER
1114 JUNGLE AVE N
ST PETERSBURG FL 33710-4328

NOH 20260107 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8362 2849 04

WILSON H CHRISTOPHER
1114 JUNGLE AVE N
ST PETERSBURG FL 33710-4328

NOV 20260107 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260168
City of St Pete Beach v. Roma Invest Group
Florida LLC
Address: 4151 Belle Vista Dr St Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: July 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

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

Funding: N/A

Attachments: 1. Notice of Hearing

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260168

vs.
ROMA INVEST GROUP FLORIDA LLC
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **07/13/2026** 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 **4151 BELLE VISTA 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 06/11/2026



Lucy Knight
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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



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

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 11th day of June, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 4151 BELLE VISTA DR 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.: 20260168

Lacey Knight
Signature of Officer posting

Lacey Knight
Print Name

6-11-2026
Date

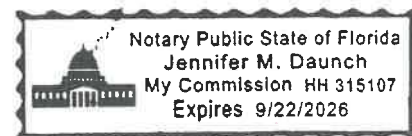
STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization,
this 11 day of June, 2026,

by *Lacey 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 VIOLATION

04/24/2026

ROMA INVEST GROUP FLORIDA LLC
4486 MARY LYNN LN UNIT 87C
CARMICHAEL, CA 95608-1421

RE: Case Number 20260168
Violation Address: 4151 BELLE VISTA DR
Parcel ID#: 073216073980060010

Dear Property Owner:

Need to obtain a permit required to continue working on home.

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 05/04/2026**. 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

CE20260168

- Respondent(s): Roma Invest Group Florida LLC**
- Violation address: 4151 Belle Vista Dr**
- Violation(s) description: The property is in violation of section 98-123.1 Permits Required of the Code of Ordinances of the City of St. Pete Beach**

CE20260168

Case Summary

- Initial inspection: 3/30/2026**
- Notice of Violation dated and mailed date: 4/24/2026**
- Notices of Hearing dated and posted on the property: 6/11/2026**

CE20260168

Affidavit of Posting

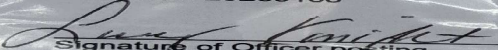

The Suncoast Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 11th day of June, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 4151 BELLE VISTA DR 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.: 20260168

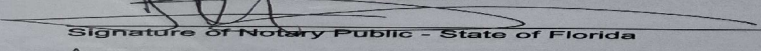

Signature of Officer posting

Kyle Knight
Print Name

10-11-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 11 day of June, 2026,

by Kyle Knight (name of person acknowledging).


Signature of Notary Public - State of Florida

Jennifer M. Danner
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. Danner
My Commission HH 315107
Expires 9/23/2026

Jun 11, 2026 at 8:38:37 AM
St. Pete Beach, FL

4151 Bell Vista Dr.

CE20260168

Door Removal



4151 Belle Vista Dr.

CE20260168

Old Door



4151 Belle Vista Dr.

CE20260168

New Unpermitted Door



4151 Belle Vista Dr.

CE20260168

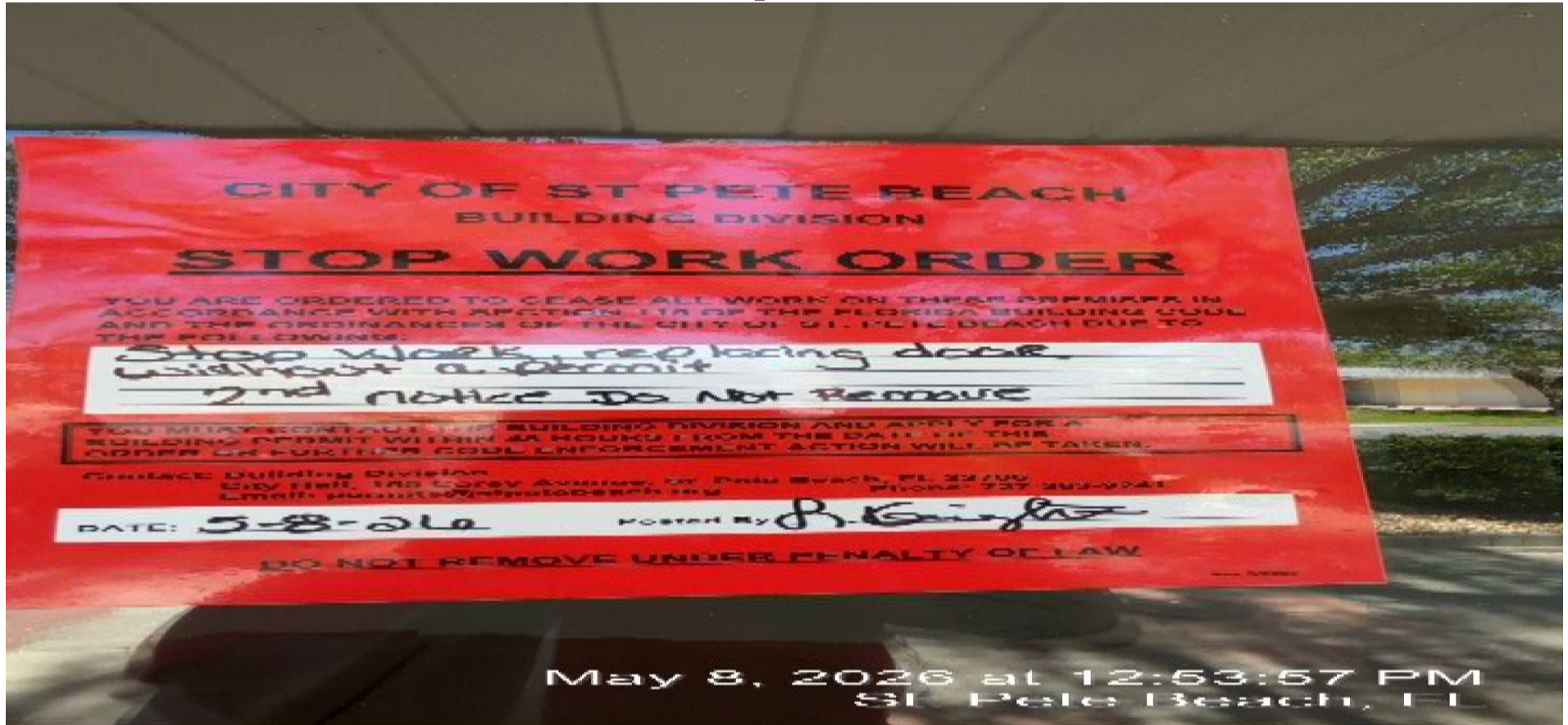
Stop Work Order



4151 Belle Vista Dr

CE20260168

Second Stop Work Order



4151 Belle Vista Dr



COURTESY NOTICE

03/30/2026

ROMA INVEST GROUP FLORIDA LLC
4486 MARY LYNN LN UNIT 87C CARMICHAEL, CA 95608-1421
CARMICHAEL, CA 95608-1421

RE: Case Number 20260168
Violation Address: 4151 BELLE VISTA DR
Parcel ID#: 073216073980060010

Dear Property Owner and/or Occupant,

Permit is required, resident needs to apply for a permit.

Your property at 4151 BELLE VISTA DR is found to be 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.

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 **04/10/2026**.

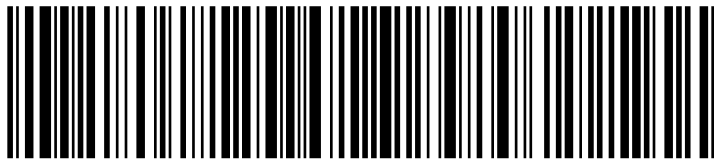
Non-Compliance may result in a Notice of Violation or Citation with possible fines.

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

(727)748-1722

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

USPS CERTIFIED MAIL



9214 8901 9403 8364 2100 48

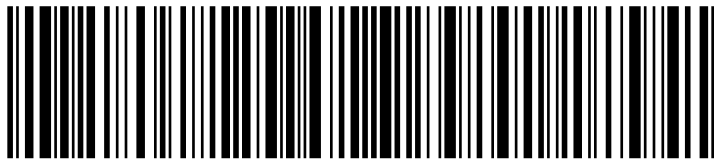
ROMA INVEST GROUP FLORIDA LLC
4486 MARY LYNN LN APT 87C
APT 87C
CARMICHAEL CA 95608-1421

CN 20260168 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8328 1233 84

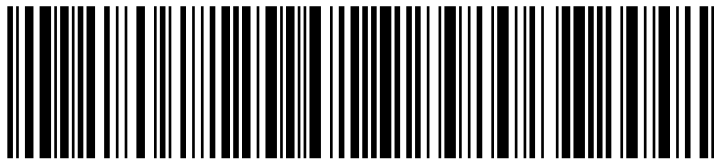
ROMA INVEST GROUP FLORIDA LLC
4486 MARY LYNN LN
APT 87C
CARMICHAEL CA 95608-1421

NOH 20260168 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8369 9930 83

ROMA INVEST GROUP FLORIDA LLC
4486 MARY LYNN LN
APT 87C
CARMICHAEL CA 95608-1421

NOV 20260168 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 2092 88

NORTHWEST REGISTERED AGENT LLC
7901 4TH ST N STE 300
STE 300
ST PETERSBURG FL 33702-4399

RA CN 20260168 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8328 1233 15

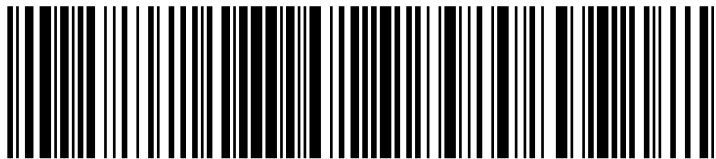
NORTHWEST REGISTERED AGENT LLC
7901 4TH ST N
STE 300
ST PETERSBURG FL 33702-4399

RA NOH 20260168 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8369 9890 31

NORTHWEST REGISTERED AGENT LLC
7901 4TH ST N
STE 300
ST PETERSBURG FL 33702-4399

RA NOV 20260168 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260315
City of St Pete Beach v. US Bank Trust Natl Assn
Tre Lbcabana Series Iv Trust
Address: 5903 Bimini Way N St Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: July 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:

Sec. 46-33 - Enumeration.

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

1. Vegetation as follows:

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

b. Dead branches or fronds on trees or shrubs.

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

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

(4) Buildings and structures as follows:

a. Any building, dock or other structure which is in such a dilapidated condition that it is unfit for human

habitation or use or which is kept in such an insanitary condition that it is a menace to the health of people residing in the vicinity thereof or presents a more than ordinarily dangerous life safety code violation or fire hazard in the vicinity where it is located.

b. Any building, structure or other improvement on which the paint or other exterior coating or surface is flaking or has deteriorated to the point that the building, structure or other improvement is unsightly in appearance and thus adversely affects the aesthetic appearance of the area.

(8) Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained.

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

Sec. 98-65 - Unsightly Conditions.

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

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

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

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

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

Sec. 98-66 - Residential and Commercial Property Maintenance

(2) Exterior walls. Exterior walls of buildings shall be:
a. Maintained free from holes, breaks, and loose or rotting materials.
b. Maintained, weatherproofed and surfaces properly coated as needed to prevent

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

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

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

(9) Porches and balconies. All exterior porches, balconies, stairs and fire escapes shall include banisters or railings properly designed and maintained to minimize the hazard of falling and installed to withstand the loads prescribed by the Florida Building Code. All exterior porches, landings, balconies, stairs and fire escapes shall be kept structurally sound, in good repair and free from defects. Paint and other finishes shall be in good condition.

(10) Stairs. All stairs shall be maintained safe and free from tripping hazards. Treads shall be sound, without broken or chipped edges. Wooden stairs shall be free from decay or substantial wear that could cause a tripping hazard or have an unsightly appearance. Handrails and guardrails shall be maintained to withstand loads prescribed by the Florida Building Code.

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

(17) Accessory structures. Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.

(18) Swimming pools. All swimming pools, spas and architectural pools, ponds or bodies of water shall be properly maintained so as not to create a safety hazard

or harbor insect infestation. Water shall not be allowed to stagnate or to become polluted. All pools shall be free from unsightly appearance.

(19) Rodent harborage. All structures and exterior premises shall be kept free from rodent harborage and infestation. Where rodents are found, the owner shall promptly exterminate rodents through a process which will not be injurious to human health.

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

Funding:

N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260315

vs.

Us Bank Trust Natl Assn Tre Lbcabana Series Iv Trust
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 **07/13/2026** 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 **5903 BIMINI WAY N** 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 06/23/2026



Lucy Knight
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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



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

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 23rd day of June, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 5903 BIMINI WAY N 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.: 20260315

L. Knight
Signature of Officer posting

Lucy Knight
Print Name

10-23-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

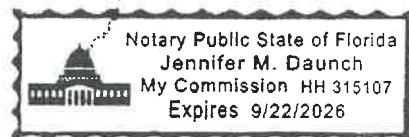
☒ physical presence or ☐ online notarization,

this 23 day of June, 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 VIOLATION

6/9/2026

Us Bank Trust Natl Assn Tre Lbcabana Series Iv Trust
323 5TH ST
EUREKA, CA 95501-0305

RE: Case Number 20260315
Violation Address: 5903 BIMINI WAY N
Parcel ID#: 063216023400000060

Dear Property Owner:

The property has the following code violations: deck wood, pillars are cracked and missing mortar, stairs are not stable, wall cracked, wood by stairwell needs replacing, back door needs replacing, hanging light fixtures, damaged soffit and exterior ceiling areas, palm fronds and fence in disrepair. Please maintain the property throughout the rebuild process.

Sec. 46-33 - Enumeration.

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

1. Vegetation as follows:

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

b. Dead branches or fronds on trees or shrubs.

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

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

(4) Buildings and structures as follows:

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

b. Any building, structure or other improvement on which the paint or other exterior coating or surface is flaking or has deteriorated to the point that the building, structure or other improvement is unsightly

in appearance and thus adversely affects the aesthetic appearance of the area.

(8) Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained.

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

Sec. 98-65 - Unsightly Conditions.

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

1. Structures that are: a. Partially destroyed; or

b. Left in a state of disrepair; or

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

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

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

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

Sec. 98-66 - Residential and Commercial Property Maintenance

(2) Exterior walls. Exterior walls of buildings shall be: a. Maintained free from holes, breaks, and loose or rotting materials. b. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration. Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage. Any graffiti shall be removed or repainted to match existing surfaces.

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

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

(9) Porches and balconies. All exterior porches, balconies, stairs and fire escapes shall include banisters or railings properly designed and maintained to minimize the hazard of falling and installed to withstand the loads prescribed by the Florida Building Code. All exterior porches, landings, balconies, stairs and fire escapes shall be kept structurally sound, in good repair and free from defects. Paint and other finishes shall be in good condition.

(10) Stairs. All stairs shall be maintained safe and free from tripping hazards. Treads shall be sound, without broken or chipped edges. Wooden stairs shall be free from decay or substantial wear that could cause a tripping hazard or have an unsightly appearance. Handrails and guardrails shall be maintained to withstand loads prescribed by the Florida Building Code.

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

(17) Accessory structures. Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.

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

(19) Rodent harborage. All structures and exterior premises shall be kept free from rodent harborage and infestation. Where rodents are found, the owner shall promptly exterminate rodents through a process which will not be injurious to human health.

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

These violation(s) must be corrected **no later than 06/18/2026**. 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

CE20260315

- **Respondent(s): US Bank Trust Natl Assn Tre Lbcabana Series Iv Trust**
- **Violation address: 5903 Bimini Way N**
- **Violation(s) description: The property is in violation of section 46-33 Enumeration (1) a, b (2), (3), (4) a, b (8), (9), sec. 98-65 Unsightly Conditions (1) b, c (2), (3), (4), sec. 98-66 Residential and Commercial Property Maintenance (2), (7), (8), (9), (10), (14), (17), (18), (19), (20) of the Code of Ordinances of the City of St. Pete Beach**

CE20260315

Case Summary

- Initial inspection: 5/28/2026**
- Notice of Violation dated and mailed date: 6/09/2026**
- Notices of Hearing dated and posted on the property: 6/23/2026**

20260315

Affidavit of Posting


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

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 23rd day of June, 2026, at the following locations:

City Hall, 155 Corey Ave. St. Pete Beach, FL 33706 and 5903 BIMINI WAY N 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.: 20260315

L. Knight
Signature of Officer posting

Lacey Knight
Print Name

10-23-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization,
this 23 day of June, 2026,
by Lacey 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 No. 313107
Expires 9/22/2026

Jun 23, 2026 at 10:14:26 AM
St. Pete Beach, FL

5903 Bimini Way N

CE20260315

Light Fixtures



5903 Bimini Way N

CE20260315

Stairs in Disrepair



5903 Bimini Way N

CE20260315

Cracked Pillars



5903 Bimini Way N

CE20260315

Cracked Pillars



5903 Bimini Way N

CE20260315

Debris



5903 Bimini Way N

CE20260315

Rotten Wood Deck



5903 Bimini Way N

CE20260315

Rotten Deck Steps



5903 Bimini Way N

CE20260315

Mechanical Boat Lift



5903 Bimini Way N

CE20260315

Damaged Sea Wall



5903 Bimini Way N

CE20260315

Exterior Ceiling



5903 Bimini Way N

CE20260315
Back Door Peeling/ Wood Rotten



5903 Bimini Way N

CE20260315

Exterior Coating Crack



5903 Bimini Way N

CE20260315

Exterior Coating Crack



5903 Bimini Way N



COURTESY NOTICE

05/28/2026

Us Bank Trust Natl Assn Tre Lbcabana Series Iv Trust
323 5TH ST
EUREKA CA 95501-0305

RE: Case Number 20260315
Violation Address: 5903 BIMINI WAY N
Parcel ID#: 063216023400000060

Dear Property Owner and/or Occupant,

The property has the following code violations: deck wood, pillars are cracked and missing mortar, stairs are not stable, wall cracked, wood by stairwell needs replacing, back door needs replacing, hanging light fixtures, damaged soffit and exterior ceiling areas, palm fronds and fence in disrepair. Please maintain the property throughout the rebuild process.

Your property at 5903 BIMINI WAY N is found to be in violation of the following code(s).

Sec. 46-33 - Enumeration.

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

1. Vegetation as follows:

- a. Any weeds such as broom grass, jimson, burdock, ragweed, sandspur or other similar weeds or any other vegetation, other than trees, ornamental bushes, flowers or other ornamental plants, with a height exceeding 12 inches.**
- b. Dead branches or fronds on trees or shrubs.**

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

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

(4) Buildings and structures as follows:

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

b. Any building, structure or other improvement on which the paint or other exterior coating or surface is flaking or has deteriorated to the point that the building, structure or other improvement is unsightly in appearance and thus adversely affects the

aesthetic appearance of the area.

(8) Any building, structure or other place or location where any activity which is in violation of local, state or federal law is conducted, performed or maintained.

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

Sec. 98-65 - Unsightly Conditions.

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

1. Structures that are: a. Partially destroyed; or

b. Left in a state of disrepair; or

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

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

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

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

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

Sec. 98-66 - Residential and Commercial Property Maintenance

(2) Exterior walls. Exterior walls of buildings shall be: a. Maintained free from holes, breaks, and loose or rotting materials. b. Maintained, weatherproofed and surfaces properly coated as needed to prevent deterioration. Decorative features such as cornices, belt courses, corbels, trim, wall facings and similar decorative features shall be maintained in good repair with proper anchorage. Any graffiti shall be removed or repainted to match existing surfaces.

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

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

(9) Porches and balconies. All exterior porches, balconies, stairs and fire escapes shall include banisters or railings properly designed and maintained to minimize the hazard of falling and installed to withstand the loads prescribed by the Florida Building Code. All exterior porches, landings, balconies, stairs and fire escapes shall be kept structurally sound, in good repair and free from defects. Paint and other finishes shall be in good condition.

(10) Stairs. All stairs shall be maintained safe and free from tripping hazards. Treads shall be sound, without broken or chipped edges. Wooden stairs shall be free from decay or substantial wear that could cause a tripping hazard or have an unsightly appearance. Handrails and guardrails shall be maintained to withstand loads prescribed by the Florida Building Code.

(14) Overhang extensions. All overhang extensions including, but not limited to, canopies, marquees, signs, metal awnings, fire escapes, standpipes, and exhaust ducts shall be maintained in good repair and properly anchored to remain in sound

condition. All exposed surfaces of metal or wood shall be protected from the elements, decay or rust.

(17) Accessory structures. Garages, storage buildings and all other accessory structures shall be maintained and kept in good repair and sound structural condition.

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

(19) Rodent harborage. All structures and exterior premises shall be kept free from rodent harborage and infestation. Where rodents are found, the owner shall promptly exterminate rodents through a process which will not be injurious to human health.

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

CITY OF ST. PETE BEACH



OFFICER Lucy Knight

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

Compliance must be met by the revisit date of **06/08/2026**.

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

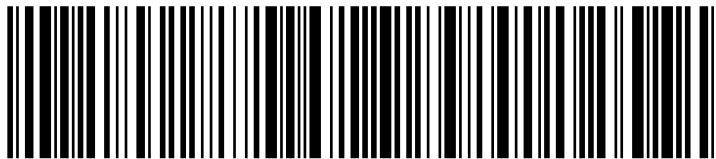
If you have any question, please contact St. Pete Beach Code Enforcement.

(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 8325 5652 79

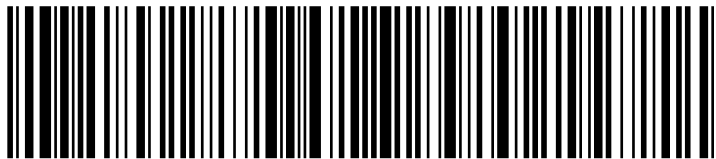
US BANK TRUST NATL ASSN TRE LB CABANA SERIES LV TRUST
323 5TH ST
EUREKA CA 95501-0305

CN 20260315 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8330 2245 05

US BANK TRUST NATL ASSN TRE
LBCABANA SERIES IV TRUST
323 5TH ST
EUREKA CA 95501-0305

NOH 20260315 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8327 7104 93

US BANK TRUST NATL ASSN TRE
LBCABANA SERIES IV TRUST
323 5TH ST
EUREKA CA 95501-0305

NOV 20260315 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260134
City of St Pete Beach v. Plaza Beach Motel LLC
Address: 46th Ave

Action Request: N/A

Strategic Objective:

Date: July 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue:
Sec. 46-33 - Enumeration.

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

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

Sec. 98-65 - Unsightly Conditions.

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

(1) Structures that are:

a. Partially destroyed; or

b. Left in a state of disrepair; or

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid waste, horticulture debris, salvage materials, appliances, machinery, equipment and any furniture, excluding furniture specifically designed for outdoor use. Failure

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

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,
vs.
PLAZA BEACH MOTEL LLC
Respondent(s)

Case Number: 20260134

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 **46TH 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
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 46TH 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.: 20260134

[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

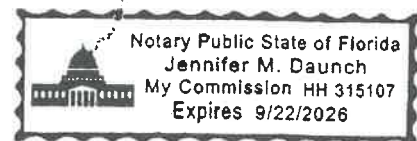
☒ physical presence or ☐ online notarization,

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 VIOLATION

04/20/2026

PLAZA BEACH MOTEL LLC
4506 GULF BLVD
ST PETE BEACH, FL 33706-2404

RE: Case Number 20260134
Violation Address: 46TH AVE
Parcel ID#: 063216000003301300

Dear Property Owner:

Construction debris and poles on property needs to be removed. We kindly ask that you maintain the property.

Sec. 46-33 - Enumeration.

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

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

Sec. 98-65 - Unsightly Conditions.

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

(1) Structures that are:

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

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

These violation(s) must be corrected **no later than 05/01/2026**. 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

CE20260134

- **Respondent(s): Plaza Beach Motel LLC**
- **Violation address: 46th Ave (Parcel 063216000003301300)**
- **Violation(s) description: The property is in violation of section 98-65 Unsightly Conditions, section 46-33 Enumeration of the Code of Ordinances of the City of St. Pete Beach**

CE20260134

Case Summary

- Initial inspection: 3/06/2026**
- Notice of Violation dated and mailed date: 4/20/2026**
- Notices of Hearing dated and posted on the property: 5/15/2026**

CE20250134

Affidavit of Posting


St. Pete Beach
The Sunbather's Capital of Florida
185, 195th Avenue St. Pete Beach, FL 33708 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 _____ day of May, 2026, at the following locations:

City Hall, 185 195th Ave St. Pete Beach, FL 33708 and 46TH AVE St. Pete Beach, FL 33708 by the undersigned designated officer 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.: 20250134


Signature of Officer posting


Print Name

20250134
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing statement was acknowledged before me by means of
Signature of Person in Public View
on May 15, 2026, at St. Pete Beach, FL
Signature of Notary Public
Notary Public, State of Florida
My Term of Office Expires on _____
My Commission No. _____
My Expiration Date _____
My Commission Expires _____

May 15, 2026 at 8:51:40 AM
St. Pete Beach, FL

06-32-16-00000-330-1300

CE20260134

Construction Debris



06-32-16-00000-330-1300

CE20260134

Utility Poles



06-32-16-00000-330-1300



COURTESY NOTICE

03/06/2026

PLAZA BEACH MOTEL LLC
4506 GULF BLVD
ST PETE BEACH FL 33706-2404

RE: Case Number 20260134
Violation Address: 46TH AVE
Parcel ID#: 063216000003301300

Dear Property Owner and/or Occupant,

Wooden fence in disrepair and gravel on property. We kindly ask you to maintain the lot regularly.

Your property at 46TH AVE is found to be in violation of the following code(s).

Sec. 46-33 - Enumeration.

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

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

Sec. 98-65 - Unsightly Conditions.

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

(1) Structures that are:

a. Partially destroyed; or

b. Left in a state of disrepair; or

(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.

CITY OF ST. PETE BEACH

Lucy Knight

OFFICER Lucy Knight

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

Compliance must be met by the revisit date of **03/16/2026**.

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 4333 66

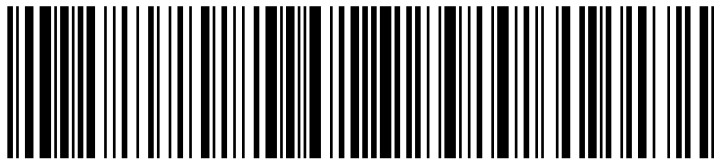
PLAZA BEACH MOTEL LLC
4506 GULF BLVD
ST PETE BEACH FL 33706-2404

CN 20260134 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 4654 12

PLAZA BEACH MOTEL LLC
4506 GULF BLVD
ST PETE BEACH FL 33706-2404

NOH 20260134 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8369 1721 81

PLAZA BEACH MOTEL LLC
4506 GULF BLVD
ST PETE BEACH FL 33706-2404

NOV 20260134 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 4334 10

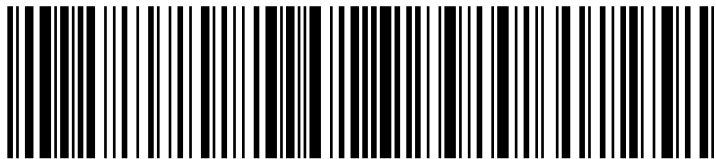
CZYSZCZON ROBERT
4506 GULF BLVD
ST PETE BEACH FL 33706-2404

RA CN 20260134 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 4608 51

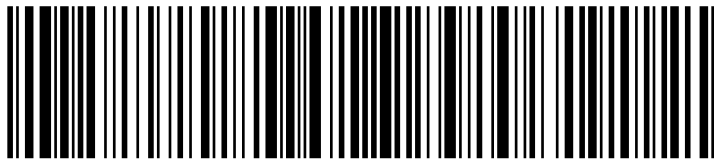
CZYSZCZON ROBERT
4506 GULF BLVD
ST PETE BEACH FL 33706-2404

RA NOH 20260134 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8369 1724 26

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

RA NOV 20260134 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: Case # 20260104
City of St Pete Beach v. Plaza Beach Motel LLC
Address: 46th Ave

Action Request: N/A

Strategic Objective:

Date: July 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: **Sec. 1.3. - Purposes and matters regulated; application of regulations; schedule of district regulations.**

(c) Application of regulations. Except as hereinafter provided, no structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any structure or land be used or occupied which does not comply with all the regulations established by this ordinance for the district in which the building or land is located. No part of a yard, other open space, parking or loading space required for a building or use for the purpose of complying with the provisions of this ordinance shall be included as part of a yard, open space, parking or loading space similarly required for another building or use.

No building or use shall be relocated from one zoning lot to another or relocated to another location on the same zoning lot unless such building, structure or use shall thereafter conform to all of the applicable provisions of this ordinance and the provisions of Chapter 98 - Buildings and Building Regulations, of the St. Pete Beach Code of Ordinances.

In no case shall there be more than one main structure and the customary accessory structures on one lot when single-family residential is the principal use of

the lot. No yard, or lot, now existing, or hereinafter created, shall be reduced in dimensions or area below the minimum requirements herein for the district in which it is located. No structure shall be erected on a lot heretofore or hereinafter reduced below minimum dimensions or area required by law, nor shall such lot be offered for sale or sold, except to used in such combination with adjacent lots as will produce conformity with the requirements of this ordinance, provided, however, this requirement shall not apply to a lot which was of record, either by plat or by deed describing the lot by metes and bounds or otherwise, in the office of the Clerk of the Circuit Court, Pinellas County, Florida, on August 1, 1972, being the date of final adoption of Ordinance 200 containing similar provisions.

Within each district, the regulations set forth herein shall be minimum regulations and shall apply to each class or kind of building or land. The regulations may specify the uses permitted, the uses permissible as conditional uses provided that reasonable requirements of a special nature are met to reduce or eliminate harmful incompatibility, the off-street parking and loading requirements for each use, and identify the uses or characteristics of uses that are prohibited.

Sec. 23.11. - Parking construction and design requirements.

(a) General construction requirements.

(1) All driveway and off-street parking areas shall be constructed of asphaltic concrete, concrete, pavers or equal on a properly constructed and compacted base unless an alternative is approved by the city.

(2) No slag, rock, pea gravel or other loose type of material shall be used.

(3) All driveway aprons within the public rights-of-way shall be constructed of concrete.

(4) All points of ingress/egress from parking areas to public rights-of-way shall be constructed only upon approval from the city or other public agency having jurisdiction over the right-of-way.

Sec. 23.4. - General parking requirements.

All off-street parking shall be provided in accordance with the following general requirements:

(4) In the case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately

and the off-street parking space for one use shall not be considered as providing the required off-street parking for any other use, except as provided for in the shared parking criteria in this division.

(e) Except as provided in section 23.7, all off street parking areas shall be surfaced with asphalt, bituminous or concrete material, clay brick or concrete paving units, and maintained in a smooth, well-graded condition; provided, however, turf block may be used for the parking space surface.

(g) Be arranged for the convenient access and safety of pedestrians and vehicles.

(i) Have curbs, motor vehicle stops or similar devices so as to prevent vehicles from overhanging on or into public rights-of-way or adjacent property.

(j) Off-street parking spaces shall be reserved for the exclusive use of residents, customers, patrons, or employees of the principal use of the property they are designed and intended to serve; provided, however, the city may authorize such parking on non-residentially zoned properties to be used on a temporary basis by the general public in connection with a special event approved by the city under Article II of Chapter 26 of the City of St. Pete Beach Code of Ordinances during those times the principal use of the property is not operating.

(k) Required off-street parking shall be located as follows:

(1) On the same or contiguous property of the use the parking is intended to serve;

(2) On non-contiguous property which has the same zoning classification or a zoning classification which allows the use as permitted or conditional, as the use the parking is intended to serve, provided: a. The off premise parking is within eight hundred (800) feet of the principal use to be served, to be measured along the most direct pedestrian route; except for a restaurant, hotel, or theater use that operates and maintains a valet parking service for customers, for which the off premise parking may be located within one thousand (1,000) feet from the principal use it is intended to serve, to be measured along the most direct pedestrian route.

b. An identifiable pedestrian connection is provided between the off-premise parking area and the principal use it is intended to serve. The pedestrian connection shall require no crossing of a collector or arterial street, except at a signalized intersection.

c. A parking agreement in a form approved by the city attorney is recorded with the Clerk of the Circuit Court of Pinellas County, Florida, at the owner's expense

providing that the off-premise parking area will not be disposed of except in conjunction with the sale or use of the building the parking area serves so long as the parking is required.

Sec. 23.7. - Pervious and semi-pervious parking.

(a) Pervious/semi-pervious parking. Drought tolerant sod, shell, gravel or other similar pervious or semi-pervious surfaces that do not cause erosion, barriers to pedestrian access, or adverse effects to abutting parcels may be approved under the site plan provisions of Division 5 of this Code for parking facilities that meet one of the following criteria:

(1) An off-premise or commercial parking lot in the Gulf Boulevard Redevelopment District for which a conditional use permit has been issued.

Sec. 3.5. - Development order required.

No development shall take place unless the city has issued a development order authorizing such development, unless such development is specifically exempt under this Code.

Sec. 38.4. - Allowable conditional uses.

Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the AC Activity Center District are as follows:

Sec. 4.8. - Effect of decision.

(b) Development of the conditional use shall not be carried out until the applicant has secured all other permits and approvals required by these regulations, the city, county, state and federal agencies.

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

(a) Commercial accessory structures may be allowed as follows:

(1) Commercial accessory structures shall be limited to storage uses only.

(2) The accessory structure shall be no larger than 150

square feet.

(3) The structure will either be designed and constructed in the same architectural style as the principal structure, or it shall be screened from public view by the same type enclosure that is required for the dumpster.

Sec. 6.13. - Residential accessory structures.

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

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

b. Nonresidential use: A maximum of seven calendar days per event, with a maximum of four events per calendar year per each nonresidential unit on a property. Longer term storage of up to one 30-day event per calendar year shall be allowed for a nonresidential unit, provided the PSU is placed in a designated parking area on the property, and the parking area is located so that it has the least visibility from adjoining street rights-of-way. Placement of a PSU for longer term storage only shall require submittal and approval of a site plan by the city.

Sec. 98-64. - General Maintenance

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

(b) Standards for improved property.

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

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

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,
vs.
PLAZA BEACH MOTEL LLC
Respondent(s)

Case Number: 20260104

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 **46th 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
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 46th 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.: 20260104

Lucy Knight
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

AMENDED NOTICE OF VIOLATION

6/22/2026

PLAZA BEACH MOTEL LLC
4506 GULF BLVD
ST PETE BEACH , FL 33706-2404

RE: Case Number 20260104
Violation Address: GULF BLVD
Parcel ID#: 07-32-16-51660-000-0013

Dear Property Owner:

Storage containers on property, decorative items and outdoor storage. We kindly ask that you maintain the lot. *** Previous notice had incorrect parcel***

Sec. 1.3. - Purposes and matters regulated; application of regulations; schedule of district regulations.

(c) Application of regulations. Except as hereinafter provided, no structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any structure or land be used or occupied which does not comply with all the regulations established by this ordinance for the district in which the building or land is located. No part of a yard, other open space, parking or loading space required for a building or use for the purpose of complying with the provisions of this ordinance shall be included as part of a yard, open space, parking or loading space similarly required for another building or use. No building or use shall be relocated from one zoning lot to another or relocated to another location on the same zoning lot unless such building, structure or use shall thereafter conform to all of the applicable provisions of this ordinance and the provisions of Chapter 98 - Buildings and Building Regulations, of the St. Pete Beach Code of Ordinances.

In no case shall there be more than one main structure and the customary accessory structures on one lot when single-family residential is the principal use of the lot. No yard, or lot, now existing, or hereinafter created, shall be reduced in dimensions or area below the minimum requirements herein for the district in which it is located. No structure shall be erected on a lot heretofore or hereinafter reduced below minimum dimensions or area required by law, nor shall such lot be offered for sale or sold, except to used in such combination with adjacent lots as will produce conformity with the requirements of this ordinance, provided, however, this requirement shall not apply to a lot which was of record, either by plat or by deed describing the lot by metes and bounds or otherwise, in the office of the Clerk of the Circuit Court, Pinellas County, Florida, on August 1, 1972, being the date of final adoption of Ordinance 200 containing similar provisions.

Within each district, the regulations set forth herein shall be minimum regulations and shall apply to each class or kind of building or land. The regulations may specify the uses permitted, the uses permissible as conditional uses provided that reasonable requirements of a special nature are met to reduce or eliminate harmful incompatibility, the off-street parking and loading requirements for each use, and identify the uses or characteristics of uses that are prohibited.

Sec. 23.11. - Parking construction and design requirements.

(a) General construction requirements.

(1) All driveway and off-street parking areas shall be constructed of asphaltic concrete, concrete, pavers or equal on a properly constructed and compacted base unless an alternative is approved by the city.

(2) No slag, rock, pea gravel or other loose type of material shall be used.

(3) All driveway aprons within the public rights-of-way shall be constructed of concrete.

(4) All points of ingress/egress from parking areas to public rights-of-way shall be constructed only upon approval from the city or other public agency having jurisdiction over the right-of-way.

Sec. 23.4. - General parking requirements.

All off-street parking shall be provided in accordance with the following general requirements:

(4) In the case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately and the off-street parking space for one use shall not be considered as providing the required off-street parking for any other use, except as provided for in the shared parking criteria in this division.

(e) Except as provided in section 23.7, all off street parking areas shall be surfaced with asphalt, bituminous or concrete material, clay brick or concrete paving units, and maintained in a smooth, well-graded condition; provided, however, turf block may be used for the parking space surface.

(g) Be arranged for the convenient access and safety of pedestrians and vehicles.

(i) Have curbs, motor vehicle stops or similar devices so as to prevent vehicles from overhanging on or into public rights-of-way or adjacent property.

(j) Off-street parking spaces shall be reserved for the exclusive use of residents, customers, patrons, or employees of the principal use of the property they are designed and intended to serve; provided, however, the city may authorize such parking on non-residentially zoned properties to be used on a temporary basis by the general public in connection with a special event approved by the city under Article II of Chapter 26 of the City of St. Pete Beach Code of Ordinances during those times the principal use of the property is not operating.

(k) Required off-street parking shall be located as follows:

(1) On the same or contiguous property of the use the parking is intended to serve;

(2) On non-contiguous property which has the same zoning classification or a zoning classification which allows the use as permitted or conditional, as the use the parking is intended to serve, provided:

a. The off premise parking is within eight hundred (800) feet of the principal use to be served, to be measured along the most direct pedestrian route; except for a restaurant, hotel, or theater use that operates and maintains a valet parking service for customers, for which the off premise parking may be located within one thousand (1,000) feet from the principal use it is intended to serve, to be measured along the most direct pedestrian route.

b. An identifiable pedestrian connection is provided between the off-premise parking area and the principal use it is intended to serve. The pedestrian connection shall require no crossing of a collector or arterial street, except at a signalized intersection.

c. A parking agreement in a form approved by the city attorney is recorded with the Clerk of the Circuit Court of Pinellas County, Florida, at the owner's expense providing that the off-premise parking area will not be disposed of except in conjunction with the sale or use of the building the parking area serves so long as the parking is required.

Sec. 23.7. - Pervious and semi-pervious parking.

(a) Pervious/semi-pervious parking. Drought tolerant sod, shell, gravel or other similar pervious or semi-pervious surfaces that do not cause erosion, barriers to pedestrian access, or adverse effects to abutting parcels may be approved under the site plan provisions of Division 5 of this Code for parking facilities that meet one of the following criteria:

(1) An off-premise or commercial parking lot in the Gulf Boulevard Redevelopment District for which a conditional use permit has been issued.

Sec. 3.5. - Development order required.

No development shall take place unless the city has issued a development order authorizing such development, unless such development is specifically exempt under this Code.

Sec. 38.4. - Allowable conditional uses.

Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the AC Activity Center District are as follows:

Sec. 4.8. - Effect of decision.

(b) Development of the conditional use shall not be carried out until the applicant has secured all other permits and approvals required by these regulations, the city, county, state and federal agencies.

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

(a) Commercial accessory structures may be allowed as follows:

(1) Commercial accessory structures shall be limited to storage uses only.

(2) The accessory structure shall be no larger than 150 square feet.

(3) The structure will either be designed and constructed in the same architectural style as the principal structure, or it shall be screened from public view by the same type enclosure that is required for the dumpster.

Sec. 6.13. - Residential accessory structures.

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

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

b. Nonresidential use: A maximum of seven calendar days per event, with a maximum of four events per calendar year per each nonresidential unit on a property. Longer term storage of up to one 30-day event per calendar year shall be allowed for a nonresidential unit, provided the PSU is placed in a designated parking area on the property, and the parking area is located so that it has the least visibility from adjoining street rights-of-way. Placement of a PSU for longer term storage only shall require submittal and approval of a site plan by the city.

Sec. 98-64. - General Maintenance

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

(b) Standards for improved property.

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

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

These violation(s) must be corrected **no later than 06/25/2026**. 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

CE20260104

- Respondent(s): Plaza Beach Motel LLC**
- Violation address: Gulf Blvd(Parcel# 073216516600000013)**
- Violation(s) description: The property is in violation of section 98-64 (A) General Maintenance, section 98-66 Residential and Commercial Property Maintenance (a), (b), (24) (E) of the Code of Ordinances of the City of St. Pete Beach**

CE20260104

Case Summary

- Initial inspection: 02/20/2026**
- Notice of Violation dated and mailed date: 4/20/2026**
- Notices of Hearing dated and posted on the property: 06/23/2026**

CE20250104

Affidavit of Posting

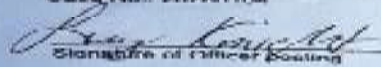

The Beach is beautiful Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Affidavit of Posting

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

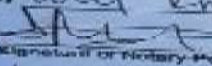
City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 46th Ave St. Pete Beach, FL 33706 by the undersigned designated official of City of St. Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances

Case No.: 20250104


Signature of Officer Posting

Wendy 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 ☐ online notarization, this 15 day of MAY, 2026,
by Wendy Knight (name of person acknowledging)

Signature of Notary Public - State of Florida
Jennifer M. Duvall
Print, Type, or Stamp Commissioned Name of Notary Public
☒ Personally Known ☐ Produced by ☐ Production
Type of Identification Produced



May 15, 2026 at 8:51:44 AM
St. Pete Beach, FL

Parcel No.07-32-16-51660-000-0013

CE20260104

Unpermitted Storage Containers



Parcel No. 07-32-16-51660-000-0013

CE20260104

Storage Containers/trailers/ Misc. Items



Parcel No. 07-32-16-51660-000-0013

CE20260104

Storage Containers



Parcel No.07-32-16-51660-000-0013

CE20260104 Storage Containers



Parcel No. 07-32-16-51660-000-0013

CE20260104

Storage Containers/Misc. Items/ Trailers



Parcel No. 07-32-16-51660-000-0013



COURTESY NOTICE

02/20/2026

PLAZA BEACH MOTEL LLC
4506 GULF BLVD
ST PETE BEACH FL 33706-2404

RE: Case Number 20260104
Violation Address: 46th Ave
Parcel ID#: 06-32-16-65520-000-0030

Dear Property Owner and/or Occupant,

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. Fence is in disrepair. We kindly request that you maintain the property regularly.

Your property at 46th Ave is found to be in violation of the following code(s).

Sec. 98-64. - General Maintenance

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

(b) Standards for improved property.

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

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

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 **03/06/2026**.

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

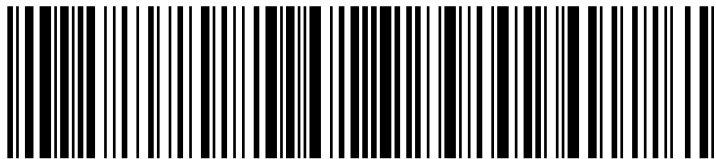
If you have any question, please contact St. Pete Beach Code Enforcement.

(727)748-1722

Codeenforcement@stpetebeach.org

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

USPS CERTIFIED MAIL



9214 8901 9403 8357 9255 08

PLAZA BEACH MOTEL LLC
4506 GULF BLVD
ST PETE BEACH FL 33706-2404

CN 20260104 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8330 0861 34

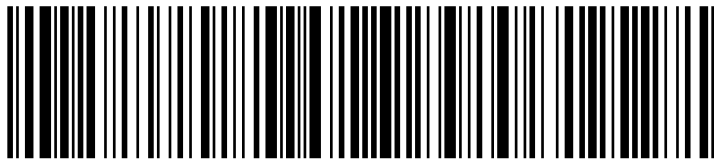
PLAZA BEACH MOTEL LLC
4506 GULF BLVD
ST PETE BEACH FL 33706-2404

ANOV 20260104 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8369 1727 23

PLAZA BEACH MOTEL LLC
4506 GULF BLVD
ST PETE BEACH FL 33706-2404

ANOV 20260104 LK
Jennifer Daunch

\$8.8600



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

AMENDED NOTICE OF VIOLATION

04/20/2026

PLAZA BEACH MOTEL LLC
4506 GULF BLVD
ST PETE BEACH , FL 33706-2404

RE: Case Number 20260104
Violation Address: 46th Ave
Parcel ID#: 06-32-16-65520-000-0030

Dear Property Owner:

Pile of debris on property, storage containers, and decorative items. Property being used for parking. We kindly ask that you maintain the lot.

Sec. 1.3. - Purposes and matters regulated; application of regulations; schedule of district regulations.

(c) Application of regulations. Except as hereinafter provided, no structure shall be erected, converted, enlarged, reconstructed or structurally altered, nor shall any structure or land be used or occupied which does not comply with all the regulations established by this ordinance for the district in which the building or land is located. No part of a yard, other open space, parking or loading space required for a building or use for the purpose of complying with the provisions of this ordinance shall be included as part of a yard, open space, parking or loading space similarly required for another building or use. No building or use shall be relocated from one zoning lot to another or relocated to another location on the same zoning lot unless such building, structure or use shall thereafter conform to all of the applicable provisions of this ordinance and the provisions of Chapter 98 - Buildings and Building Regulations, of the St. Pete Beach Code of Ordinances.

In no case shall there be more than one main structure and the customary accessory structures on one lot when single-family residential is the principal use of the lot. No yard, or lot, now existing, or hereinafter created, shall be reduced in dimensions or area below the minimum requirements herein for the district in which it is located. No structure shall be erected on a lot heretofore or hereinafter reduced below minimum dimensions or area required by law, nor shall such lot be offered for sale or sold, except to used in such combination with adjacent lots as will produce conformity with the requirements of this ordinance, provided, however, this requirement shall not apply to a lot which was of record, either by plat or by deed describing the lot by metes and bounds or otherwise, in the office of the Clerk of the Circuit Court, Pinellas County, Florida, on August 1, 1972, being the date of final adoption of Ordinance 200 containing similar provisions.

Within each district, the regulations set forth herein shall be minimum regulations and shall apply to each class or kind of building or land. The regulations may specify the uses permitted, the uses permissible as conditional uses provided that reasonable requirements of a special nature are met to reduce or eliminate harmful incompatibility, the off-street parking and loading requirements for each use, and identify the uses or characteristics of uses that are prohibited.

Sec. 23.11. - Parking construction and design requirements.

(a) General construction requirements.

(1) All driveway and off-street parking areas shall be constructed of asphaltic concrete, concrete, pavers or equal on a properly constructed and compacted base unless an alternative is approved by the city.

(2) No slag, rock, pea gravel or other loose type of material shall be used.

(3) All driveway aprons within the public rights-of-way shall be constructed of concrete.

(4) All points of ingress/egress from parking areas to public rights-of-way shall be constructed only upon approval from the city or other public agency having jurisdiction over the right-of-way.

Sec. 23.4. - General parking requirements.

All off-street parking shall be provided in accordance with the following general requirements:

(4) In the case of mixed uses, the total requirements for off-street parking shall be the sum of the requirements of the various uses computed separately and the off-street parking space for one use shall not be considered as providing the required off-street parking for any other use, except as provided for in the shared parking criteria in this division.

(e) Except as provided in section 23.7, all off street parking areas shall be surfaced with asphalt, bituminous or concrete material, clay brick or concrete paving units, and maintained in a smooth, well-graded condition; provided, however, turf block may be used for the parking space surface.

(g) Be arranged for the convenient access and safety of pedestrians and vehicles.

(i) Have curbs, motor vehicle stops or similar devices so as to prevent vehicles from overhanging on or into public rights-of-way or adjacent property.

(j) Off-street parking spaces shall be reserved for the exclusive use of residents, customers, patrons, or employees of the principal use of the property they are designed and intended to serve; provided, however, the city may authorize such parking on non-residentially zoned properties to be used on a temporary basis by the general public in connection with a special event approved by the city under Article II of Chapter 26 of the City of St. Pete Beach Code of Ordinances during those times the principal use of the property is not operating.

(k) Required off-street parking shall be located as follows:

(1) On the same or contiguous property of the use the parking is intended to serve;

(2) On non-contiguous property which has the same zoning classification or a zoning classification which allows the use as permitted or conditional, as the use the parking is intended to serve, provided:

a. The off premise parking is within eight hundred (800) feet of the principal use to be served, to be measured along the most direct pedestrian route; except for a restaurant, hotel, or theater use that operates and maintains a valet parking service for customers, for which the off premise parking may be located within one thousand (1,000) feet from the principal use it is intended to serve, to be measured along the most direct pedestrian route.

b. An identifiable pedestrian connection is provided between the off-premise parking area and the principal use it is intended to serve. The pedestrian connection shall require no crossing of a collector or arterial street, except at a signalized intersection.

c. A parking agreement in a form approved by the city attorney is recorded with the Clerk of the Circuit Court of Pinellas County, Florida, at the owner's expense providing that the off-premise parking area will not be disposed of except in conjunction with the sale or use of the building the parking area serves so long as the parking is required.

Sec. 23.7. - Pervious and semi-pervious parking.

(a) Pervious/semi-pervious parking. Drought tolerant sod, shell, gravel or other similar pervious or semi-pervious surfaces that do not cause erosion, barriers to pedestrian access, or adverse effects to abutting parcels may be approved under the site plan provisions of Division 5 of this Code for parking facilities that meet one of the following criteria:

(1) An off-premise or commercial parking lot in the Gulf Boulevard Redevelopment District for which a conditional use permit has been issued.

Sec. 3.5. - Development order required.

No development shall take place unless the city has issued a development order authorizing such development, unless such development is specifically exempt under this Code.

Sec. 38.4. - Allowable conditional uses.

Allowable conditional uses.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, allowable conditional uses in the AC Activity Center District are as follows:

Sec. 4.8. - Effect of decision.

(b) Development of the conditional use shall not be carried out until the applicant has secured all other permits and approvals required by these regulations, the city, county, state and federal agencies.

Sec. 6.13. - Residential accessory structures.

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

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

b. Nonresidential use: A maximum of seven calendar days per event, with a maximum of four events per calendar year per each nonresidential unit on a property. Longer term storage of up to one 30-day event per calendar year shall be allowed for a nonresidential unit, provided the PSU is placed in a designated parking area on the property, and the parking area is located so that it has the least visibility from adjoining street rights-of-way. Placement of a PSU for longer term storage only shall require submittal and approval of a site plan by the city.

Sec. 98-64. - General Maintenance

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

(b) Standards for improved property.

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

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

These violation(s) must be corrected **no later than 05/01/2026**. 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

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

USPS CERTIFIED MAIL



9214 8901 9403 8376 4665 87

PLAZA BEACH MOTEL LLC
4506 GULF BLVD
ST PETE BEACH FL 33706-2404

NOH 20260104 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 5082 93

PLAZA BEACH MOTEL LLC
4506 GULF BLVD
ST PETE BEACH FL 33706-2404

NOV 20260104 LK
Jennifer Daunch

\$8.8600



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

NOTICE OF VIOLATION

03/06/2026

PLAZA BEACH MOTEL LLC
4506 GULF BLVD
ST PETE BEACH , FL 33706-2404

RE: Case Number 20260104
Violation Address: 46th Ave
Parcel ID#: 06-32-16-65520-000-0030

Dear Property Owner:

Pile of debris on property, storage containers, and decorative items. We kindly ask that you maintain the lot.

Sec. 6.13. - Residential accessory structures.

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

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

b. Nonresidential use: A maximum of seven calendar days per event, with a maximum of four events per calendar year per each nonresidential unit on a property. Longer term storage of up to one 30-day event per calendar year shall be allowed for a nonresidential unit, provided the PSU is placed in a designated parking area on the property, and the parking area is located so that it has the least visibility from adjoining street rights-of-way. Placement of a PSU for longer term storage only shall require submittal and approval of a site plan by the city.

Sec. 98-64. - General Maintenance

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

(b) Standards for improved property.

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

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

These violation(s) must be corrected **no later than 3/19/2026**. 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

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

Agenda Report

Agenda Title Name: Case # 20260201
City of St Pete Beach v Plaza Beach Motel LLC
Address: 46th Ave

Action Request: N/A

Strategic Objective:

Date: July 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Sec. 38.4 - Allowable conditional uses
Sec. 23.11 - Parking construction and design requiremntns
Sec. 23.4 - General parking requirements
Sec. 23.7 - Pervious and semi-pervious parking
Sec. 4.8 - Effect of decision
Sec. 3.5 - Development order required
Sec. 1.3 - Purposes and matters regulated; application of regulations; schedule of district regulations

Funding: N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Notice of Repeat Violation
4. Evidence
5. Notice of Hearing Banner
6. 20220772-0744 Plaza Beach Lien 1-3-24

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

CITY OF ST. PETE BEACH,
Petitioner,
vs.
PLAZA BEACH MOTEL LLC
Respondent(s)

Case Number: 20260201

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 **07/13/2026** 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 **46TH 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 06/25/2026



Lucy Knight
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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



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

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 25th day of June, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 46TH 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.: 20260201

Lacey Knight
Signature of Officer posting

Lacey Knight
Print Name

10-25-210
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization,

this 25 day of June, 2026

by [Signature] (name of person acknowledging).

Will Knight
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

5/27/2026

PLAZA BEACH MOTEL LLC
4506 GULF BLVD
ST PETE BEACH, FL 33706-2404

RE: Case Number 20260201
Violation: Sec. 38.4, 23.11, 23.4, 23.7, 4.8, 3.5, and 1.3
Violation Address: 46TH AVE
Parcel ID#: 063216655200000030

Dear Property Owner:

In December 2023, you were adjudicated in violation for parking vehicles on the vacant lot. Since you continue to park and store vehicles on the lot, this case is being referred to Special Magistrate as a repeat violation.

Your property was found in violation by the Special Magistrate on 12/13/2023, for the same violation (Sec. 1.3, 23.11, 23.4, 23.7, 4.8, 3.5). 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 July 13, 2026.

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

Sincerely,

Lucy Knight
Code Enforcement Officer

CE20260201

- **Respondent(s): Plaza Beach Motel LLC**
- **Violation address: 46th Ave (Parcel 06321655200000030)**
- **Violation(s) description: The property is in violation of sec. 1.3 Purposes and matters regulated; application of regulations; schedule of district regulations, sec. 38.4 Allowable Conditions, sec. 23.11 Parking Construction and Design Requirements, sec. 23.4 General Parking requirements, sec. 23.7 Pervious and semi-pervious parking, sec. 4.9 Effect of Decision, sec. 3.5 Development order required of the Land Development Code of the City of St. Pete Beach**

CE20260201

Case Summary

- Initial inspection: 5/27/2026**
- Notice of Violation dated and mailed date: 05/27/2026**
- Notices of Hearing dated and posted on the property: 06/25/2026**

CE20250201

Affidavit of Posting


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 Violation and Notice of Hearing were posted on the 25th day of June, 2026, at the following locations:

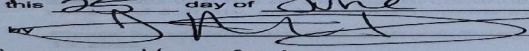
City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 46TH AVE St. Pete Beach, FL 33706 by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No.: 20260201


Signature of Officer posting

Kyle Knight
Print Name

10-25-210
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization,
this 25 day of June, 2026

(name of person acknowledging).

Wm Vmoma
Signature of Notary Public - State of Florida

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

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



Jun 25, 2026 at 9:23:51 AM
St. Pete Beach, FL

Parcel No. 06-32-16-65520-000-0030

CE20260201

Unpermitted Parking



Parcel No. 06-32-16-65520-000-0030

CE20260201

Unpermitted Parking



Parcel No. 06-32-16-65520-000-0030

CE20260201

Beach Parking Sign



Parcel No. 06-32-16-65520-000-0030

CE20260201

Unpermitted Parking



Parcel No. 06-32-16-65520-000-0030

CE20260201

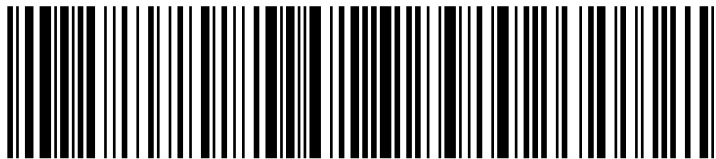
Unpermitted Parking



Parcel No. 06-32-16-65520-000-0030

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

USPS CERTIFIED MAIL



9214 8901 9403 8330 7052 40

PLAZA BEACH MOTEL LLC
4506 GULF BLVD
ST PETE BEACH FL 33706-2404

AOP 20260201 LK
Jennifer Daunch

\$8.8600

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

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20220772
ADDRESS: 46th Ave.**

PLAZA BEACH MOTEL, LLC.,

**Respondent;
and**

**CITY OF ST. PETE BEACH,
Petitioner,**

v.

**CASE NO.: CE20220744
ADDRESS: Gulf Blvd.**

**PLAZA BEACH MOTEL, LLC.
Respondent.**

_____/

ORDERING IMPOSING FINES AND COSTS

This case came before the Special Magistrate on December 13, 2023, to receive a status report on the Order entered on November 16, 2023, and to decide on the imposition of fines and administrative costs. After hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

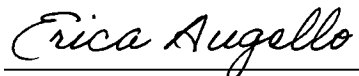
1. The City was represented by Assistant City Attorney Matthew R. McConnell and Code Enforcement Supervisor Peyt Dewar.
2. Respondent was represented by Robert Czyszczon, CEO/President and General Manager of the Plaza Beach Motel, LLC, and by Katie Cole of the Hill Ward Henderson Law Firm as the LLC's attorney.
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 1.3, 3.5, 4.8, 23.4, 23.7, 23.11, and 38.4 of the Land Development Code and Section 98-123.1 of the Code or Ordinances by using the vacant lots on property owned by Respondent for off-premise parking for its business without having a conditional use permit as required by the City's Land Development Code. The City has also alleged that the fence erected around the perimeter of a portion of the property was completed without a City-issued permit in violation of the City Code.

5. Code Enforcement Supervisor Dewar testified that the parking violations are not at issue, and the property owner has complied regarding the parking violation. The outstanding violation is the erection of a 6-foot fence without the proper permit. Mr. Dewar testified that the permit is under courtesy review as a new survey was submitted, but as he understands it, the survey is illegible, the fence height exceeds that permitted under the code, and he requests that the fence be removed.
6. Ms. Cole submitted evidence that the permit had been resubmitted on November 30, 2023, and acquiesced that there was confusion on the deadline for submittal versus deadline for securing permit on behalf of the applicant. She stated that even so, based on the review timeframe received from the City in response to the application, the permit would not have been able to be secured by the deadline given in the order. Ms. Cole clarified that the survey that was resubmitted is the same survey as previously submitted but with updated annotations. Ms. Cole also stated that based on representations by Mr. Dewar that the 6-foot fence is not otherwise permitted, though that was not a comment received on the last set of comments from the City, the Respondent may need to apply for a variance to secure the permit.

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

7. Respondent failed to comply with the terms of the Magistrate's Order dated November 16, 2023, as the fence permit had not been secured by Respondent by November 30, 2023. The property remains in violation insofar as the fence erected on the property is not properly permitted.
8. Respondent shall be assessed a fine of **\$50 per day**, imposed beginning **November 30, 2023**, and will continue until Respondent brings the property into full compliance with applicable City Codes, as well as the reasonable administrative costs of the City.
9. It is Respondent's responsibility to notify the City once the property is in compliance.
10. 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.
11. 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 December 13, 2023.


 Erica F. Augello, Esq., BCS
 Special Magistrate

A copy of this Order was emailed to counsel for Respondent, Katie Cole, Esq., at katie.cole@hwhlaw.com.

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# 20220772/0744 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: 12/18/2023

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

Agenda Report

Agenda Title Name: Case# 20250189
City of St Pete Beach v. Marilyn L Nolan for
Marilyn L Nolan Revocable Trust
Address : 103 1st Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: July 13, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Lien Reduction Application

Funding: N/A

Attachments: 1. Application



Lien Reduction Request Application

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

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

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

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

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

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

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

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

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

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



Lien Reduction Request Application

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

1. Code Enforcement Case Number: 20250189

2. Date: 6-21-2026

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

Company (if applicable): NA

Name: Marilyn Nolan Revocable Trust

Mailing Address: 2802 54th St. S.

City: Gulfport State: FL Zip Code: 33707

Phone #: 417-425-5221 Fax #:

Mobile #: 417-425-5221 E-mail: mnolan636@gmail.com

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

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

Company (if applicable): NA

Name: Same as applicant - Marilyn L. Nolan Revocable Trust

Mailing Address: 2802 54th St. S.

City: Gulfport State: FL Zip Code: 33707

Phone #: 417-425-5221 Fax #:

Mobile #: 417-425-5221 E-mail: mnolan636@gmail.com

5. Information for property on which lien occurs:

Street Address: 103 1st Ave (105)

Parcel ID: 1932165893201/0130

Tax Account Number: R 214566

Existing Use(s) on Property: None - Vacant lot

Date Fine or Lien Imposed: Case # CE20250189

Fine/Lien Amount: _____ Administrative Fees: _____ Total Fine/Lien Amount: \$23,611.75

Amount you are requesting that the lien be reduced to: As much as possible as demo costs are \$22,778.

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

Date upon which the subject property was brought into compliance: 4-24-26 Inspection approval

The factual basis upon which the application for reduction of the lien should be granted:

- 1) Unaware of proceedings as notices were sent to Missouri, and were not forwarded
 - 2) I have lived in Gulfport and paid taxes effective 2019 and paid delinquent taxes from this address in 2024-25.
 - 3) Demo was delayed due to requirement for Historic Preservation approval. Hearing postponed until Jan 2026 and granted 3-2026.
- The reasons, if any, compliance was not obtained prior to the order of penalty or fine being recorded: See # 3 above - Oct 25 notice but Dec hearing cancelled.
- D) I was involved in car accident resulting in impaired vision and multiple surgeries. Ongoing with additional surgery required.

Provide proof that the taxes are paid in full:

3-30-26 Taxes paid in full. See attached
\$18,295.46

6. Signatures and Notarization.

STATE OF Florida COUNTY OF Pinellas. I, being first duly sworn, depose and say that:

☒ I am the applicant, or if corporation, I am the officer of the corporation authorized to act on this request.

☐ I am the legal representative of the applicant of this application and a notarized Letter of Authorization form or agent affidavit accompanies this application giving written, unless the applicant is the Attorney representing the owner.

I hereby certify that I have read, completed, and understand this Application and understand that if my application and all associated attachments are not complete and accurate in all respects, the application will not be scheduled for a public hearing.

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

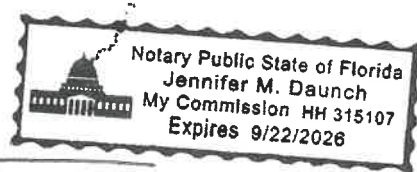
Marilyn L. Nolan

(APPLICANT SIGNATURE)

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

Personally Known ☒ OR Produced Identification ☐

Type of I.D. Produced _____



(NOTARY PUBLIC SIGNATURE)

STATE OF FLORIDA, COUNTY OF PINELLAS

Sworn and subscribed to before me this 22 day June of, 2020

CITY MANAGER/DESIGNEE RECOMMENDATION

All Code Enforcement lien reductions and bad debts will require a recommendation approval by the City Manager/Designee to the Special Magistrate.

Recommended amount to the Special Magistrate: _____

Print Name _____

Date _____

Signature _____

Thank you for
submitting your
payment!

Items Paid

DESCRIPTION	QUAN TITY	AM OUNT
Property Tax		
Real Estate Account R214566		
NOLAN, MARILYN L	1	\$182
REV TRUST 103 1ST		95.4
AVE ST PETE BEACH		6
2025 Annual Bill		
The payment will appear on your statement as "PINELLAS COUNTY TAX COLL.". The fee may appear separately as "PINELLAS COUNTY FEE".		
TOTAL CHARGED		\$182 95.4 6

Transaction Details



Account Checking ending in
0692

Paid \$18295.46

Payment Date Mar 30, 2026,
12:52 PM EDT

Recipient Pinellas

**Confirmation
Number** A9952182572

Paid by

Marilyn L Nolan

mnolan636@gmail.com