



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

155 Corey Avenue
St. Pete Beach, FL 33706

Tuesday, August 25, 2026
10:00 AM

Call to Order
Pledge of Allegiance

CASE DOCKET

1. Administration of Oath
2. Changes to Agenda -
3. Cases Continued -
 - A. City of St Pete Beach v. District Holdings Florida LLC**
Case # 20210367
Address: 550 Corey Ave St. Pete Beach, FL 33706
Status Hearing - Orders entered on February 16, 2022, April 13, 2022, and August 12, 2026
 - B. City of St Pete Beach v. District Holdings Florida LLC**
Case # 20210367
Address: 550 Corey Ave St. Pete Beach, FL 33706
Authorization to Foreclose – Lien recorded in Official Record Book: 21966 on Page: 2520 on the 9th day of March, 2022 in the Official Records of Pinellas County, Florida
4. Repeat Violations -
5. New Cases
6. Cases Complied -
7. Old Cases
8. Lien Reductions
9. Next Meeting:

10. Adjournment -

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

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

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

All agenda material is available for review at City Hall.

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

Agenda Report

Agenda Title Name: City of St Pete Beach v. District Holdings
Florida LLC
Case # 20210367
Address: 550 Corey Ave St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: August 25, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Status Hearing - Orders entered on February 16, 2022
and April 13, 2022

Funding: N/A

Attachments:

1. Affidavit of Posting
2. Notice of Hearing
3. District Holdings 20210367 Order and Lien 2-16-22
4. District Holdings 20210367 Lien 04-13-2022
5. Demand letter to Westchase Title
6. Certified Mail Banner
7. Certified Mail Banner
8. Certified Mail Banner
9. Certified Mail Banner
10. SPB - July 13, 2026 - District Holdings LLC - Order Continuing the Hearing



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 Findings of Fact and Order dated April 13, 2022 and Notice of Hearing were posted on the 26th day of June 2026 at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 550 COREY 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.: 20210367

Ayako Ruckdeschel.

Signature of Officer posting

Ayako Ruckdeschel.

Print Name

6-26-2026.

Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

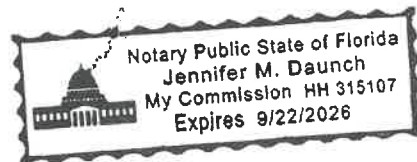
☒ physical presence or ☐ online notarization,

this 26 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 _____

**CITY OF ST. PETE BEACH
CODE ENFORCEMENT SPECIAL MAGISTRATE
Amended Packet to include Recorded Lien and Subsequent Order**

CITY OF ST. PETE BEACH,
Petitioner,

v.

Case No. 20210367

Property Address: 550 Corey Ave
St. Pete Beach, FL 33706

DISTRICT HOLDINGS FLORIDA, LLC,

Respondent(s).

_____ /

**NOTICE OF STATUS HEARING & AUTHORIZATION TO
FORECLOSE A RECORDED CODE ENFORCEMENT LIEN**

Omer Ben Avraham
Kfir Dayan
KAO Capital Partners LLC
4430 W Grace Avenue
Mequon, WI 53092

Adam Kestenbaum
Rachel Kestenbaum
District Holdings Florida, LLC
200 W. Cameron Road
Falls Church, VA 22046

CT Corporation System
Registered Agent for KAO Capital Partners LLC
1200 Pine Island Road
Plantation, Florida 33324

Mary Fortson
Registered Agent – District Holdings
Florida LLC
5205 Granite Ridge Drive
Lithia, FL 33547

Dear Owner(s)/Violator(s):

YOU ARE HEREBY NOTIFIED that on **07/13/2026** at 2:00 p.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 purpose of the hearing is to **1)** assess the status of compliance with the Special Magistrate's Finding of Fact and Order Directing Compliance and Imposition of Fine (Corrected) entered on February 16, 2022 and recorded in Official Record Book 21966 on Page 2520 ("the Lien") and the Finding of Fact and Order entered on April 13, 2022; **AND 2)** to authorize the City of St. Pete

Beach to foreclose the Lien. A copy of the Lien and subsequent Finding of Fact and Order is attached to this Notice.

Pursuant to Section 162.09(3), Florida Statutes and in accordance with Section 22-279(e) of the City of St. Pete Beach Code of Ordinances, the undersigned Code Enforcement Officer has documented that three (3) or more months have passed since the Lien attached to this Notice was recorded in the Official Records of Pinellas County, Florida, and it remains unpaid. Section 162.09(3), Florida Statutes provides that a special magistrate/code enforcement board “may authorize the local governing body attorney to foreclose on the lien or to sue to recover a money judgment for the amount of the lien plus accrued interest.”

The hearing before the special magistrate is discretionary. The Special Magistrate will receive testimony and evidence at the hearing and shall decide to authorize the foreclosure or otherwise order collection of the outstanding fine/lien. You are entitled to testify and present evidence and witnesses in your defense at the hearing. Since the proceedings of the Special Magistrate are legal in nature, you may have an attorney attend and represent you at the hearing.

A copy of the evidentiary case file and all materials provided by the City to the Special Magistrate related to this hearing can be viewed and accessed in advance of the hearing at the following link: <https://portal.iworq.net/STPETEBEACH/case/401/3349200>. Copies of the agenda materials are typically available a week in advance before hearing.

Failure to appear at the hearing may result in the Special Magistrate proceeding in your absence and an Order being entered against you. Please note the case may be presented to the Special Magistrate, even if the violation has been corrected prior to the Special Magistrate hearing.

If you wish to have any witnesses subpoenaed, or if you have any other questions, please contact the City Clerk within a reasonable time prior to the hearing at (727)748-1722.

DATED: 06/26/2026

Ayako Ruckdeschel

Ayako Ruckdeschel
Code Enforcement Officer
CITY OF ST. PETE BEACH

NOTICE 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 is not provided by the City of St. Pete Beach.

ACCOMMODATIONS: Any individual needing assistance to participate in the hearing should contact City Hall at (727) 367-2735 no later than four (4) days prior to the meeting for assistance.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: 20210367
ADDRESS: 550 COREY AVENUE
ST. PETE BEACH, FL 33706**

DISTRICT HOLDINGS FLORIDA, LLC

Respondent.

**FINDINGS OF FACT AND ORDER
DIRECTING COMPLIANCE AND IMPOSITION OF A FINE (CORRECTED)**

This case comes before the Special Magistrate on February 14, 2022, and after hearing testimony and receiving evidence, the Special Magistrate issues the following findings of fact and order:

1. The City was represented by City Attorney Andrew Dickman, Code Enforcement Officer Chuck Newman, and Code Enforcement Officer Peyt Dewar.
2. Matt Johnston, Property Manager for the owner of record, appeared for the Respondent. The Respondent did not appear at the hearing.
3. The Respondent owns the subject property, and legally required notice of this proceeding was served on the Respondent in accordance with applicable law.
4. The Respondent was notified that its property was in violation of Sections 98-123.1, 98-65, and 98-66 of the Code of Ordinances by undertaking development activity without required permits, maintaining the interior and exterior of the property, including the swimming pool, in a substandard condition, and by authorizing repair work to have been done without required permits.
5. The Code Enforcement Officer testified to facts and displayed photographs that show that the Respondent has failed to abate the violations and bring the property into compliance within the period required by the City, and the Respondent has performed construction work on the property without required permits.
6. The City established by a preponderance of evidence that the Respondents violated Sections 98-123.1, 98-65, and 98-66 of the City Code, that the violations existed on the

dates alleged in the notice of violation; and that the violations continue to exist as of the date of the hearing.

7. The Respondent's Property Manager acknowledged the existence of the violations, and the Respondent is trying to take corrective action. The Property Manager indicated that he is waiting for a final permit to be issued. The City's Code Enforcement Officer indicated that the issuance of the permit is waiting for a FEMA compliance review by the City.

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

1. The Respondent and the subject property were and continue to be in violation of Sections 98-123.1, 98-65, and 98-66 of the Code of Ordinances of the City Code as of February 14, 2022.
2. The Respondent is directed to obtain all required permits and bring the property into full compliance with the City Code by removing all construction debris and completing all improvements as authorized and required by City-issued building permits, pending the City's FEMA compliance review.
3. A fine of **\$250.00 per day** is imposed commencing on August 2, 2021, and the daily fine will be assessed until the property is brought into full compliance.
4. The City is authorized to conduct reinspections. The case is set for status before the Special Magistrate on April 11, 2022, at 1:00 p.m.
5. The Respondent shall be responsible for the payment of administrative costs as prescribed by the City Code.
6. As provided by the City Code, the Respondent may request a hearing to challenge the fine amount within 20 days of the date of this order. Any request shall be in accordance with the applicable provision of the City Code.

Order entered on February 16, 2022.

Thomas A. Thanas

**Thomas A. Thanas
Special Magistrate**

A copy of this Order was sent by email to the Respondent's property manager, Matt Johnston, at m.johnston@choosegulfcoast.com, on February 16, 2022.

I hereby certify this to be a true and exact copy of
CESM ORDER CSH 20210367 on file in the office of
the City Clerk, City of St. Pete Beach, Pinellas County, FL

Ginny Keeter-Bodkin
Ginny Keeter-Bodkin, Deputy City Clerk

2/17/22
Date

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 the 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.: 20210367
ADDRESS: 550 COREY AVENUE
ST. PETE BEACH, FL 33706**

DISTRICT HOLDINGS FLORIDA, LLC

Respondent.

FINDINGS OF FACT AND ORDER

This case comes before the Special Magistrate on April 11, 2022, and after receiving information from Assistant City Attorney Matthew McConnell, the Special Magistrate issues the following findings of fact and order:

1. The City was represented by Assistant City Attorney Matthew McConnell and Code Enforcement Manager Peyt Dewar.
2. The Respondent did not appear at the hearing.
3. Mr. McConnell reported that the property has not been brought into compliance with the City Code by the Respondent.
4. On April 8, 2022, the property was sold to a third party not affiliated with the Respondent subject to the City's code enforcement case and the Special Magistrate's order entered on February 14, 2022, that imposed a fine of \$250.00 per day commencing on August 2, 2021. The order provided that the fine would accrue on a daily basis until the property was brought into compliance with the City Code.
5. As of April 8, 2022, the amount of the daily fines had accrued to the amount of \$64,000.00.
6. The City and the buyer of the property have agreed to give the new owner 90 days from the date of the closing (April 8th) to bring the property into full compliance with the City Code.
7. The City and the Respondent agreed to have \$86,500.00 from the sale proceeds held in escrow by the title company handling the closing to cover the estimated amount of fines that will be payable to the City by the Respondent as provided in the order issued on

February 14, 2022. The Respondent (seller) has prepaid the estimated amount of the fine that will accrue until the anticipated date of compliance under the new owner's commitment to bring the property into compliance with City Code requirements.

8. The title company handling the transaction will continue to hold the \$86,500.00 in escrow until it receives direction to release the funds to the City in accordance with escrow conditions or further order issued by the Special Magistrate.
9. Upon completion of the necessary work to bring the property into full compliance and the payment of the full amount fines and administrative costs, the case will be closed.

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

1. The Special Magistrate hereby approves the terms and conditions of the proposed settlement between the City and the Respondent as set forth above and authorizes the parties to move forward with the settlement agreement.
2. The case will be closed as provided in the findings of fact.
3. The Special Magistrate shall retain continuing jurisdiction to enforce the terms and conditions of the settlement agreement.

Order entered on April 13, 2022.

Thomas A. Thanas

**Thomas A. Thanas
Special Magistrate**

A copy of this Order was sent by email to the Respondent's property manager, Matt Johnston, at m.johnston@choosegulfcoast.com, and mailed to the Respondent at 200 W. Cameron Rd., Falls Church, VA 22046 on April 14, 2022.

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 the 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 #20210367 on file in the office of the City Clerk of St. Pete Beach, Pinellas County, Florida.

Ginny Keeter-Bodkin
Ginny Keeter-Bodkin, Deputy City Clerk
Date: 4/15/2022

 VOSE LAW FIRM LLP
ATTORNEYS & COUNSELORS AT LAW

June 19, 2026

VIA ELECTRONIC MAIL AND CERTIFIED MAIL

todd@westchasetitle.com

todd@westchaselaw.com

C. Todd Marks, Esq.

Westchase Title

12029 Whitmarsh Lane

Tampa, Florida 33626

RE: Escrow Funds associated with 550 Corey Avenue, St. Pete Beach, FL
District Holdings Florida, LLC/KAO Capital Partners LLC

Dear Mr. Marks,

The Vose Law Firm represents the City of St. Pete Beach, Florida. This letter is a demand for the immediate release of escrowed funds to the City of St. Pete Beach, in the amount of \$86,500 in the possession of Westchase Title and related to a real property transfer between District Holdings Florida, LLC and KAO Capital Partners LLC on or about April 8, 2022. The Findings of Fact and Order entered by Special Magistrate Thomas A. Thanas on April 13, 2022, sets forth the terms and conditions of the agreed upon settlement of the code violations between the parties. A copy of the April 13, 2022 Order is attached and was previously provided to you by email on June 11, 2026, at todd@westchaselaw.com.

Pursuant to the settlement between memorialized in the April 13, 2022 Order, the escrowed funds were established specifically to secure payment of the code enforcement fines. The escrow money represents a pre-payment of the fines associated with the lien recorded in Official Record Book 21966 on Page 2520 on March 9, 2022, as agreed upon by the parties. Please note the fine continues to accrue and remains due and payable to the City. The City is not aware of any condition that would justify Westchase Title's continued retention of the funds in escrow.

Please confirm in writing by close of business on Monday, June 22, 2026, that the funds will be immediately released to the City and the City will provide its wiring instructions to you. In the event you do not confirm that funds will be forthcoming or advise to the contrary by noon on Wednesday, June 24, 2026, the City will seek enforcement of the settlement agreement by the Special Magistrate and any and all other remedies available to it under Florida law.

Sincerely,



Nancy Stuparich, Esq.

COUNSEL TO EXTRAORDINARY FAMILIES, BUSINESSES & LEADERS WORLDWIDE SINCE 1973

324 W. MORSE BOULEVARD • WINTER PARK, FLORIDA 32789

TELEPHONE: (407) 645-3735 • FACSIMILE: (407) 628-5670 • TOLL FREE: (866) 789-VOSE

INTERNATIONAL (LONDON, ENGLAND): +44 (0)20 3355 1473 • INTERNET: WWW.VOSELAW.COM

C. Todd Marks, Esq
June 19, 2026
Page 2

Attachment: April 13, 2022 Order by Special Magistrate Thomas A. Thanas

Cc: Omer Ben Avraham, KAO Capital Partners LLC
Kfir Dayan, KAO Capital Partners LLC
CT Corporation System – Registered Agent KAO Capital Partners LLC
Adam Kestenbaum, District Holdings Florida, LLC
Rachel Kestenbaum, District Holdings Florida, LLC
Mary Fortson – Registered Agent District Holdings Florida LLC
Matt Johnston m.johnston@choosegulfcoast.com

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: 20210367
ADDRESS: 550 COREY AVENUE
ST. PETE BEACH, FL 33706**

DISTRICT HOLDINGS FLORIDA, LLC

Respondent.

FINDINGS OF FACT AND ORDER

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1. The City was represented by Assistant City Attorney Matthew McConnell and Code Enforcement Manager Peyt Dewar.
2. The Respondent did not appear at the hearing.
3. Mr. McConnell reported that the property has not been brought into compliance with the City Code by the Respondent.
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February 14, 2022. The Respondent (seller) has prepaid the estimated amount of the fine that will accrue until the anticipated date of compliance under the new owner's commitment to bring the property into compliance with City Code requirements.

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9. Upon completion of the necessary work to bring the property into full compliance and the payment of the full amount fines and administrative costs, the case will be closed.

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

1. The Special Magistrate hereby approves the terms and conditions of the proposed settlement between the City and the Respondent as set forth above and authorizes the parties to move forward with the settlement agreement.
2. The case will be closed as provided in the findings of fact.
3. The Special Magistrate shall retain continuing jurisdiction to enforce the terms and conditions of the settlement agreement.

Order entered on April 13, 2022.

Thomas A. Thanas

Thomas A. Thanas
Special Magistrate

A copy of this Order was sent by email to the Respondent's property manager, Matt Johnston, at m.johnston@choosegulfcoast.com, and mailed to the Respondent at 200 W. Cameron Rd., Falls Church, VA 22046 on April 14, 2022.

APPEALS

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I hereby certify this to be a true and exact copy of the Special Magistrate Order for Case #20210367 on file in the office of the City Clerk of St. Pete Beach, Pinellas County, Florida.

Ginny Keeter-Bodkin

Ginny Keeter-Bodkin, Deputy City Clerk

Date: 4/15/2022

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

USPS CERTIFIED MAIL



9214 8901 9403 8331 0395 28

ADAM KESTENBAUM
RACHEL KESTENBAUM
DISTRICT HOLDINGS FLORIDA LLC
200 W CAMERON RD
FALLS CHURCH VA 22046-4031

6-26 ANOH 20210367
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



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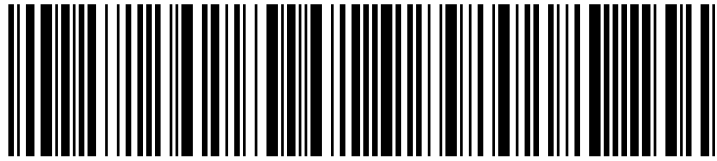
MARY FORTSON
REGISTERED AGENT - DISTRICT HOLDINGS FLORIDA LLC
5205 GRANITE RIDGE DR
LITHIA FL 33547-1845

6-26 ANOH 20210367
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



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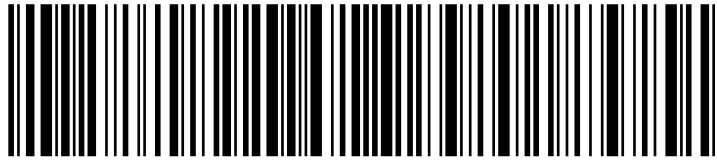
OMER BEN AVRAHAM
KFIR DAYAN KAO CAPITAL PARTNERS LLC
4430 W GRACE AVE
MEQUON WI 53092-2139

6/26 ANOH 20210367
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8331 0394 05

CT CORPORATION SYSTEM
REGISTERED AGENT FOR KAO CAPITAL PARTNERS LLC
1200 S PINE ISLAND RD
PLANTATION FL 33324-4413

6-26 NOH 20210367
Jennifer Daunch

\$8.8600

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: 20210367
ADDRESS: 550 COREY AVENUE
ST. PETE BEACH, FL 33706**

DISTRICT HOLDINGS FLORIDA, LLC

Respondent.

**ORDER CONTINUING HEARING ON CITY'S MOTION FOR A STATUS HEARING
AND FOR THE AUTHORIZATION TO FORECLOSE
A RECORDED CODE ENFORCEMENT LIEN**

This case came before the Special Magistrate on July 13, 2026, on the City's motion for a status hearing on an order entered by the Special Magistrate in 2021 and for authorization to foreclose a recorded code enforcement lien. After hearing evidence presented by the parties, the Special Magistrate enters the following order:

1. The hearing on all pending matters is continued to **August 25, 2026, at 10:00 a.m.**
2. The parties are encouraged to meet and confer with the goal to resolve all pending matters.

Order entered on August 12, 2026.

Thomas A. Thanas

**Thomas A. Thanas
Special Magistrate**

PROOF OF SERVICE

A copy of this Order was sent by email to Adam Kestenbaum at adam.kestenbaum@law.com, Omer Ben Avraham and Kfir Dayan at kaocapitalpartners@gmail.com, City Attorney Nancy Stuparich at attorney@stpetebeach.org, and Deputy City Clerk Ginny Keeter-Bodkin at gbodkin@stpetebeach.org.

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

Agenda Report

Agenda Title Name: City of St Pete Beach v. District Holdings
Florida LLC
Case # 20210367
Address: 550 Corey Ave St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: August 25, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Authorization to Foreclose – Lien recorded in Official
Record Book: 21966 on Page: 2520 on the 9th day of
March, 2022 in the Official Records of Pinellas County,
Florida

Funding: N/A

Attachments:

1. Affidavit of Posting
2. District Holdings 20210367 Lien 2-16-22
3. Subpoena Affidavit of Service - Westchase Title
Served
4. SPB - July 13, 2026 - District Holdings LLC -
Order Continuing the Hearing



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 Findings of Fact and Order dated April 13, 2022 and Notice of Hearing were posted on the 26th day of June 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 550 COREY 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.: 20210367

Ayako Ruckdeschel.

Signature of Officer posting

Ayako Ruckdeschel.

Print Name

6-26-2026.

Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

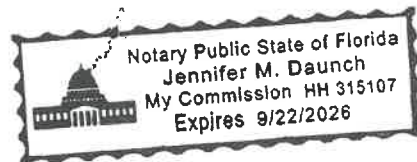
☒ physical presence or ☐ online notarization,

this 26 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 _____

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: 20210367
ADDRESS: 550 COREY AVENUE
ST. PETE BEACH, FL 33706**

DISTRICT HOLDINGS FLORIDA, LLC

Respondent.

**FINDINGS OF FACT AND ORDER
DIRECTING COMPLIANCE AND IMPOSITION OF A FINE (CORRECTED)**

This case comes before the Special Magistrate on February 14, 2022, and after hearing testimony and receiving evidence, the Special Magistrate issues the following findings of fact and order:

1. The City was represented by City Attorney Andrew Dickman, Code Enforcement Officer Chuck Newman, and Code Enforcement Officer Peyt Dewar.
2. Matt Johnston, Property Manager for the owner of record, appeared for the Respondent. The Respondent did not appear at the hearing.
3. The Respondent owns the subject property, and legally required notice of this proceeding was served on the Respondent in accordance with applicable law.
4. The Respondent was notified that its property was in violation of Sections 98-123.1, 98-65, and 98-66 of the Code of Ordinances by undertaking development activity without required permits, maintaining the interior and exterior of the property, including the swimming pool, in a substandard condition, and by authorizing repair work to have been done without required permits.
5. The Code Enforcement Officer testified to facts and displayed photographs that show that the Respondent has failed to abate the violations and bring the property into compliance within the period required by the City, and the Respondent has performed construction work on the property without required permits.
6. The City established by a preponderance of evidence that the Respondents violated Sections 98-123.1, 98-65, and 98-66 of the City Code, that the violations existed on the

dates alleged in the notice of violation; and that the violations continue to exist as of the date of the hearing.

7. The Respondent's Property Manager acknowledged the existence of the violations, and the Respondent is trying to take corrective action. The Property Manager indicated that he is waiting for a final permit to be issued. The City's Code Enforcement Officer indicated that the issuance of the permit is waiting for a FEMA compliance review by the City.

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

1. The Respondent and the subject property were and continue to be in violation of Sections 98-123.1, 98-65, and 98-66 of the Code of Ordinances of the City Code as of February 14, 2022.
2. The Respondent is directed to obtain all required permits and bring the property into full compliance with the City Code by removing all construction debris and completing all improvements as authorized and required by City-issued building permits, pending the City's FEMA compliance review.
3. A fine of **\$250.00 per day** is imposed commencing on August 2, 2021, and the daily fine will be assessed until the property is brought into full compliance.
4. The City is authorized to conduct reinspections. The case is set for status before the Special Magistrate on April 11, 2022, at 1:00 p.m.
5. The Respondent shall be responsible for the payment of administrative costs as prescribed by the City Code.
6. As provided by the City Code, the Respondent may request a hearing to challenge the fine amount within 20 days of the date of this order. Any request shall be in accordance with the applicable provision of the City Code.

Order entered on February 16, 2022.

Thomas A. Thanas

**Thomas A. Thanas
Special Magistrate**

A copy of this Order was sent by email to the Respondent's property manager, Matt Johnston, at m.johnston@choosegulfcoast.com, on February 16, 2022.

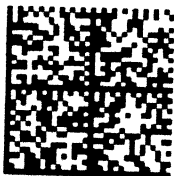
I hereby certify this to be a true and exact copy of
CESM ORDER CSH 20210367 on file in the office of
the City Clerk, City of St. Pete Beach, Pinellas County, FL

Ginny Keeter-Bodkin
Ginny Keeter-Bodkin, Deputy City Clerk

2/17/22
Date

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 the submitting the record of proceedings including a verbatim transcript of the hearing. Section 162.11 and Section 286.0105, *Florida Statutes*.



RETURN OF SERVICE
BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE CITY OF ST. PETE BEACH, FLORIDA

PLAINTIFF CITY OF ST PETE BEACH; et seq.
vs.
DEFENDANT DISTRICT HOLDINGS FLORIDA, LLC; et al.
DEFENDANT C. TODD MARKS, ESQUIRE
TO BE SERVED

CASE NO 20210367
DIVISION

TYPE OF PROCESS SUBPOENA

I received this process on the **6/24/2026 at 12:23 PM**
I (☒) served () not served the within named defendant.
ON DATE/TIME: **6/24/2026 4:25 PM**

AT ADDRESS **WESTCHASE TITLE**
WHERE SERVED **12029 WHITMARSH LANE**
(OR ATTEMPTED) **TAMPA, FL 33626**

(☒) SUBSTITUTE SERVICE: By leaving a true copy of this process with the date and hour of service endorsed by me and a copy of the complaint by leaving the copies at (his/her) usual place of abode, with some person residing therein who is fifteen years of age or older to wit: (Name) **Evelynna Fernandez** (Relationship) **Other**, and informing such person of their contents, pursuant to F.S. 48.031.

Description of Person Accepting Service:

Sex:	Age:	Race:	Height:	Weight:	Hair:
Female	51-55	Light Brown	5ft 4in - 5ft 7in	111 lbs - 130 lbs	Brown

Military Status: **No**
Marital Status: () Refused () Not married () Married () Married, but separated
Mobile Home: **No**

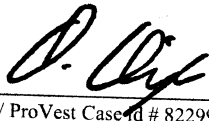
COMMENTS:

06/24/2026 04:25:00 PM - Title License Title Agent authorized to accept

I hereby certify that I am over the age of 18, I am not a party to this action and have no interest in the process being served, and I am a Certified Process Server or Special Process Server in good standing in the judicial circuit/county in which the process was served, and/or am otherwise duly authorized to have served process in the jurisdiction where process was served.

"Under penalties of perjury, I declare that I have read the foregoing document and that the facts stated in it are true." F.S. 92.525

X



Server Signature / ProVest Case # 8229945
Darryl Dixon - Process Server ID: 22-860058
Title (if applicable): CERTIFIED PROCESS SERVER

Notary Not Required Pursuant to FS 92.525

BEFORE THE CODE ENFORCEMENT SPECIAL MAGISTRATE
CITY OF ST. PETE BEACH, FLORIDA

CITY OF ST. PETE BEACH,
Petitioner,

v.

Case No. 20210367
550 COREY AVENUE
ST. PETE BEACH, FL 33706

DISTRICT HOLDINGS FLORIDA, LLC,
Respondent.

_____ /

SUBPOENA DUCES TECUM

THE STATE OF FLORIDA:

TO: C. Todd Marks, Esquire
Westchase Title
12029 Whitmarsh Lane
Tampa, Florida 33626

YOU ARE HEREBY COMMANDED, pursuant to Sections 162.03 and 162.08, Florida Statutes, and the City of St. Pete Beach Code of Ordinances adopting and authorizing the Code Enforcement Special Magistrate to receive evidence and determine code violations, to produce the documents described herein. Production shall be made to: Peyt Dewar, City of St. Pete Beach Code Enforcement Manager at 155 Corey Avenue, St. Pete Beach, 33706 or by email to pdewar@stpetebeach.org on or before July 3, 2026. This subpoena is issued in connection with a pending code enforcement proceeding scheduled for hearing on July 13, 2026, at 2pm at 155 Corey Ave., St. Pete Beach FL 33706. These materials are necessary for the fair adjudication of the status of an agreed upon settlement agreement in the above referenced code enforcement case related to property located at 550 Corey Avenue, St. Pete Beach, FL 33706 as provided in my Findings of Fact and Order entered on April 13, 2022. A copy of the Order is attached. The requested documents include copies of the following:

1. Escrow Agreement between District Holdings Florida LLC and KAO Capital Partners LLC
2. Any settlement agreement between District Holding Florida LLC

and KAO Capital Partners LLC

3. Copy of the closing statement for the transfer of title from District Holdings Florida LLC and KAO Capital Partners LLC for property located at 550 Corey Avenue, St. Pete Beach, FL
4. Email correspondence received from either District Holdings Florida LLC and KAO Capital Partners LLC related to the above escrow and settlement agreements.

Documents may be produced by hand delivery to the above address or electronically to Peyt Dewar at the email address provided above. Failure to comply with this subpoena may result in additional enforcement proceedings and penalties as authorized by law. You have the right to object to this subpoena. Any objection or motion to quash must be filed prior to the date of the noticed hearing.

ISSUED BY:

Thomas A. Thanas

Thomas A. Thanas, Esquire
Special Magistrate, City of St. Pete Beach

Date: June 23, 2026

REQUESTED BY:

Peyt Dewar
City of St. Pete Beach Code Enforcement Manager
155 Corey Avenue, St. Pete Beach, 33706
pdewar@stpetebeach.org
727-367-2735

Enclosure: Findings of Fact and Order, dated April 13, 2022

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: 20210367
ADDRESS: 550 COREY AVENUE
ST. PETE BEACH, FL 33706**

DISTRICT HOLDINGS FLORIDA, LLC

Respondent.

FINDINGS OF FACT AND ORDER

This case comes before the Special Magistrate on April 11, 2022, and after receiving information from Assistant City Attorney Matthew McConnell, the Special Magistrate issues the following findings of fact and order:

1. The City was represented by Assistant City Attorney Matthew McConnell and Code Enforcement Manager Peyt Dewar.
2. The Respondent did not appear at the hearing.
3. Mr. McConnell reported that the property has not been brought into compliance with the City Code by the Respondent.
4. On April 8, 2022, the property was sold to a third party not affiliated with the Respondent subject to the City's code enforcement case and the Special Magistrate's order entered on February 14, 2022, that imposed a fine of \$250.00 per day commencing on August 2, 2021. The order provided that the fine would accrue on a daily basis until the property was brought into compliance with the City Code.
5. As of April 8, 2022, the amount of the daily fines had accrued to the amount of \$64,000.00.
6. The City and the buyer of the property have agreed to give the new owner 90 days from the date of the closing (April 8th) to bring the property into full compliance with the City Code.
7. The City and the Respondent agreed to have \$86,500.00 from the sale proceeds held in escrow by the title company handling the closing to cover the estimated amount of fines that will be payable to the City by the Respondent as provided in the order issued on

February 14, 2022. The Respondent (seller) has prepaid the estimated amount of the fine that will accrue until the anticipated date of compliance under the new owner's commitment to bring the property into compliance with City Code requirements.

8. The title company handling the transaction will continue to hold the \$86,500.00 in escrow until it receives direction to release the funds to the City in accordance with escrow conditions or further order issued by the Special Magistrate.
9. Upon completion of the necessary work to bring the property into full compliance and the payment of the full amount fines and administrative costs, the case will be closed.

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

1. The Special Magistrate hereby approves the terms and conditions of the proposed settlement between the City and the Respondent as set forth above and authorizes the parties to move forward with the settlement agreement.
2. The case will be closed as provided in the findings of fact.
3. The Special Magistrate shall retain continuing jurisdiction to enforce the terms and conditions of the settlement agreement.

Order entered on April 13, 2022.

Thomas A. Thanas

**Thomas A. Thanas
Special Magistrate**

A copy of this Order was sent by email to the Respondent's property manager, Matt Johnston, at m.johnston@choosegulfcoast.com, and mailed to the Respondent at 200 W. Cameron Rd., Falls Church, VA 22046 on April 14, 2022.

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 the 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.: 20210367
ADDRESS: 550 COREY AVENUE
ST. PETE BEACH, FL 33706**

DISTRICT HOLDINGS FLORIDA, LLC

Respondent.

**ORDER CONTINUING HEARING ON CITY'S MOTION FOR A STATUS HEARING
AND FOR THE AUTHORIZATION TO FORECLOSE
A RECORDED CODE ENFORCEMENT LIEN**

This case came before the Special Magistrate on July 13, 2026, on the City's motion for a status hearing on an order entered by the Special Magistrate in 2021 and for authorization to foreclose a recorded code enforcement lien. After hearing evidence presented by the parties, the Special Magistrate enters the following order:

1. The hearing on all pending matters is continued to **August 25, 2026, at 10:00 a.m.**
2. The parties are encouraged to meet and confer with the goal to resolve all pending matters.

Order entered on August 12, 2026.

Thomas A. Thanas

**Thomas A. Thanas
Special Magistrate**

PROOF OF SERVICE

A copy of this Order was sent by email to Adam Kestenbaum at adam.kestbaum@law.com, Omer Ben Avraham and Kfir Dayan at kaocapitalpartners@gmail.com, City Attorney Nancy Stuparich at attorney@stpetebeach.org, and Deputy City Clerk Ginny Keeter-Bodkin at gbodkin@stpetebeach.org.