



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

155 Corey Avenue
St. Pete Beach, FL 33706

Monday, September 14, 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 # 20260134

City of St Pete Beach v. Plaza Beach Motel LLC

Address: 46th Ave

A hearing to determine compliance and to assess any authorized fines and costs.

B. Case # 20260245

City of St Pete Beach v. LCP S Postcard Inn LLC

Address: 6300 Gulf Blvd St Pete Beach, FL 33706

A status hearing to determine compliance and, if necessary, to establish a cure period for the engineered damper solution.

C. Case # 20230606

City of St Pete Beach v. Mark B. Broderick and Lynn M. Broderick

Address: 3535 Belle Vista Dr E St. Pete Beach, FL 33706

Case status update to assess deadlines and a path forward.

D. Case # 20260274

City of St Pete Beach v. Mcnatt Properties

Address: 6405 Gulf Blvd St Pete Beach, FL 33706

A hearing to determine compliance and to assess any authorized fines and costs.

E. 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

A hearing to determine compliance and to assess any authorized fines and costs.

F. Case # 20260069

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

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

A hearing to determine compliance and to assess any authorized fines and costs.

G. 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.

H. Case # 20260197

City of St. Pete Beach v. Medeiros, Steven

Address: 6421 3rd Palm Point St Pete Beach, FL 33706

Sec. 98-123.1. - Permits required.

4. New Cases

A. Case # 20260361

City of St Pete Beach v. Hansen, Cameron

Address: 540 80th Ave St. Pete Beach, FL 33706

Sec. 9.2. - Permitted principal uses and structures.

B. Case # 20260362

City of St. Pete Beach v. Barry-Gross, Virginia Gross, Robert

Address: 550 80th Ave St. Pete Beach, FL 33706

Sec. 9.2. - Permitted principal uses and structures.

C. Case # 20260339

City of St. Pete Beach v. Abuhlimeh Enterprises LLC

Address: 8301 Blind Pass Rd. St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

Sec. 98-123.1. - Permits required.

Sec. 98-64. - General Maintenance

Sec. 98-65. - Unsightly conditions.

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

D. Case # 20260285

City of St Pete Beach v. Boylenpoint LLC

Address: 7501 Gulf Blvd St. Pete Beach, FL 33706

Sec. 26.14. - Prohibited signs.

Sec. 46-33. - Enumeration.

Sec. 98-123.1. - Permits required.

Sec. 98-65. - Unsightly conditions.

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

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

E. Case # 20260132

City of St Pete Beach v CZYSZCZON, KRZYSZTOF REV TRUST CZYSZCZON, KRZYSZTOF TRECZYSZCZON, MARIA TRE CZYSZCZON, MARIA REV TRUST CZYSZCZON, KRZYSZTOF TRE CZYSZCZON, MARIA TRE

Address: 4506 Gulf Blvd St Pete Beach, FL 33706

Sec. 26.14. - Prohibited signs.

Sec. 98-64. - General Maintenance

F. Case # 20260406

City of St Pete Beach v. Steele, Mary J

Address: 106 46th Ave St Pete Beach, FL 33706

Sec. 9.2. - Permitted principal uses and structures.

G. Case # 20260408

City of St Pete Beach v. Abbey Drive LLC

Address: 157 44th Ave St Pete Beach, FL 33706

Sec. 8.2. - Permitted principal uses and structures.

H. Case # 20260370

City of St Pete Beach v. Sunny Golden Hospitality

Address: 600 68th Ave St. Pete Beach, FL 33706

Sec. 46-33 - Enumeration.

Sec. 98-64. - General Maintenance

Sec. 98-66 - Residential and Commercial Property Maintenance

I. Case # 20260388

City of St Pete Beach v. Golden Vortex RE LLC

Address: 902 Boca Ciega Isle Dr

Sec. 46-33. - Enumeration.

Sec. 98-65. - Unsightly conditions.

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

5. Repeat Violations -

A. Case # 20260407

City of St Pete Beach v. Ghaith Sami

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

Section 8.2 permitted principal uses and structures.

B. Case # 20260343

City of St. Pete Beach v. Donovan Kenneth Frederick Donovan, Willma Ann

Address: 820 59th Ave St. Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

Sec. 98-65. - Unsightly conditions.

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

C. Case # 20260450

City of St Pete Beach v. Adams William W

Address: 1805 Pass A Grille Way St Pete Beach, FL 33706

Sec. 46-33. - Enumeration.

Sec. 98-65. - Unsightly conditions.

6. Cases Complied -

7. Old Cases

A. Case # 20260287

City of St. Pete Beach v. Cardinal Heights LLC

Address: 1140 Boca Ciega Isle Dr

Request to change error in order.

B. Case # 20250444

City of St Pete Beach v. Mirolli, James Mirolli, Erin

Address: 601 77th Ave St Pete Beach, FL 33706

Corrections to Order

8. Lien Reductions

9. Next Meeting:

10. Adjournment -

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

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

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

All agenda material is available for review at City Hall.

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

Agenda Report

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

Action Request: N/A

Strategic Objective:

Date: September 14, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Funding: N/A

Attachments:

1. Order of Continuance (CE20260134 - Plaza Motel)
2. Final Administrative Order (CE20260134 - Plaza Motel)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20260134

ADDRESS: 46th Ave.

PLAZA BEACH MOTEL, LLC.,

_____ /

ORDER CONTINUING TO DATE CERTAIN

This case came before the Special Magistrate on July 13, 2026. The Special Magistrate, after hearing testimony and receiving evidence, makes the following findings of fact and issues the following ordering continuing this case until a date certain:

FINDINGS OF FACT

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Lucy Knight, as well as Code Enforcement Supervisor Peyt Dewar.
2. Respondent was represented by Robert Czystczon, CEO/President and General Manager of the Plaza Beach Motel, LLC.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 46-33 and 98-65 of the City's Code or Ordinances by failing to maintain the property.
5. Code Enforcement Officer Lucy Knight presented evidence demonstrating a pile of sand or rocks which she described as "construction debris" as well as wooden utility poles on the property.
6. Mr. Czystczon testified that the materials on the property belonged to the City as it used the property as a staging area for a recent project. Mr. Czystczon was concerned that if he removed or disposed of the property, he would be accused of misusing public funds or disposing of public property.

7. Code Enforcement Supervisor, Peyt Dewar, testified that it was the property owner's responsibility to keep the property maintained and that he could not find any authorization from the property owner that the City was allowed to store its materials on Respondent's property.

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

8. The City brings this case against a private entity for the impermissible maintenance of construction materials on private property. However, the evidence presented at the hearing demonstrates that the City may be the entity responsible for the placement of the now violative construction materials. The undersigned is concerned that the City is now enforcing its code against a private property owner to remedy a violation that it may have forced upon the private property owner.
9. Respondent's concerns are valid if the property is, in fact, public property constituting surplus or waste that was generated as a result of a public project.
10. Because of the testimony regarding the nature of the materials that are the subject of the violation, the City has the responsibility to investigate to determine the disposition of the materials on Respondent's property.
11. As such, this matter will be continued until **August 10, 2026, at 10:00am**. At that time, further evidence will be considered, and the magistrate will render a decision on the matter.

Order entered on July 13, 2026.

Erica F. Augello

Erica F. Augello, BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at robert@plazabeach.com on July 13, 2026

APPEALS

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20260134

ADDRESS: 46th Ave.

PLAZA BEACH MOTEL, LLC.,

_____ /

FINAL ADMINSTRATIVE ORDER

This case came before the Special Magistrate on August 10, 2026, after being continued from the July 13, 2026, hearing. The Special Magistrate, after hearing testimony and receiving evidence, makes the following findings of fact and issues the following order:

FINDINGS OF FACT

1. The City was represented by Assistant City Attorney Pamela Cichon and Code Enforcement Officer Lucy Knight, as well as Code Enforcement Supervisor Peyt Dewar.
2. Respondent was represented by Alyssa Gagnon, Esq. of Weber Crabb and Wien, counsel for Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 46-33 and 98-65 of the City's Code of Ordinances by failing to maintain the property.
5. Based on the testimony and evidence submitted at the hearing on July 13, 2026, the Special Magistrate issued an order continuing the case due to testimony regarding the nature of the materials that are the subject of the violation. The Special Magistrate directed the City to investigate to determine the disposition of the materials on Respondent's property; specifically, whether the materials belonged to the City and if the property had been used by the City as a staging site for any roadwork or construction projects.
6. At the hearing on August 10, 2026, Code Enforcement Officer Lucy Knight presented evidence of Google Map photographs over time that demonstrated a pile of sand or rocks

which she described as “construction debris” as well as wooden utility poles on the property that spanned from January 2008 to present.

7. Officer Knight testified that prior to Respondent purchasing the property in 2022 it was owned by Duke Energy, and those items were located on the property even then.
8. Supervisor Dewar testified that the City did not have either a formal or informal agreement with either Duke Energy or Respondent for use of the property for staging or storing of construction materials.
9. Attorney Gagnon stated that she did not have any other information on this property.

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

10. Respondent is found to be in violation of Sections 46-33 and 98-65 of the City’s Code of Ordinances and has **fourteen (14) days** from the date of this Order, or by **Tuesday, August 25, 2026**, to clear the debris pile and electrical and utility poles from the property.
11. A hearing is set for **September 14, 2026, at 10:00 a.m.**, to determine compliance and to assess any authorized fines and costs.
12. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
13. It is Respondent’s responsibility to notify the City’s Code Enforcement Department once the property is in compliance.
14. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on August 11, 2026.


Erica F. Augello, BCS
Special Magistrate

A copy of this Order was sent via email to Counsel for Respondent, Alyssa Gagnon, Esq. at alyssa.gagnon@webercrabb.com on August 11, 2026.

APPEALS

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

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

Agenda Report

Agenda Title Name: Case # 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: September 14, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: A status hearing to determine compliance and, if necessary, to establish a cure period for the engineered damper solution.

Funding: N/A

Attachments:

1. Final Administrative Order (CE20260245 - LCP S Postcard Inn LLC)
2. 2d Final Administrative Order (CE20260245 - LCP S Postcard Inn LLC)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20260245

ADDRESS: 6300 Gulf Blvd.

LCP S POSTCARD INN LLC

Respondent.

/

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on July 13, 2026, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Ayako Ruckdeschel.
2. Kevin Reali, Esq. of Stearns Weaver Miller, appeared as counsel for Respondent. Jeremy DaSilva, the General Manager of the property, also appeared.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law. Respondent argued, however, that the notice of violation served on Respondent was for a violation of Section 46-132 (a)(1) & (c), which governs sound regulation *inside* a multi-family dwelling, applying a dBA limit of 50 dBA between 7:00am – 10:00pm and 45 dBA between 10:00pm - 7:00am. Respondent argued that the appropriate code section should be 46-132 (a)(1) & (b), which governs sound regulation between buildings and not within them, which would apply a dBA limit of 65 dBA between 7:00am – 10:00pm and 55 dBA between 10:00pm – 7:00am.
4. The parties agreed that the City could orally amend the notice to reflect the appropriate code section. Therefore, the violation at issue is Section 46-132 (a)(1) & (b), of the City's Code of Ordinances, applying the dBA limits of 65 dBA between 7:00am - 10:00pm and 55 dBA between 10:00pm – 7:00am.
5. Code Enforcement Officer Ruckdeschel presented evidence that on May 7, 2026, between 11:00am and 1:00pm, sound readings were taken by a decibel meter from 5 different locations (units) from the Silver Sands condominium complex (Bldg. A) located at 6500 Sunset Way, an abutting property to Respondent's property. After accounting for ambient

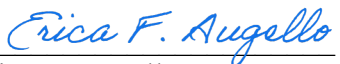
noise, and presenting the calculations and calibration data, Officer Ruckdeschel determined that only one location of the 5 units demonstrated a decibel level in excess of 50 dBA, with a reading of 57.6.

6. Code Enforcement Officer Ruckdeschel presented evidence that on June 29, 2026, between 6:00am and 7:00am, sound readings were taken by a decibel meter from the same five locations at the Silver Sands. After accounting for ambient noise, and presenting the calculations and calibration data, Officer Ruckdeschel determined that all 5 units demonstrated a decibel level in excess of 45 dBA, with dBA readings of 53.7, 59.4, 60.1, 60.1, and 60.1, respectively.
7. Officer Ruckdeschel presented the affidavits of Mir Kavarić (General Manager, Silver Sands Beach and Raquet Ball Club); Mark Pendelbury (Owner, Unit 220); Pamela Shortreed (Owner, Unit 304); Steven and Lisette Natoli (Owner, Unit 302); Kurt R. Hauffe (Owner, no unit provided); Carol Ann and Carl Mallam (Owner, Unit 402); and Christina Spencer (Owner, Unit 504). The testimony in the affidavits generally amounted to the inability to peacefully enjoy the use of the property due to the sound emanating from the roof-mounted HVAC chiller.
8. The City called its witness, Lisette Natoli, who also submitted an affidavit. Ms. Natoli testified that since the installation of the rooftop chiller system she has not been able to peacefully enjoy her property as she cannot sit on her balcony and have coffee or sleep well at night. She testified that the sound emanating from the chiller is more than just a hum, and that even with her hurricane shutters closed, she is still able to hear the sound at night. An objection was made by Mr. Reali to Ms. Natoli's testimony based on the fact that the testimony given was narrative and not at the inquiry of the City. The objection was overruled as the formal rules of evidence, including presentation, do not apply in a Chapter 162, F.S. proceeding.
9. Mr. Reali asserted that Respondent stipulates to the City's measurements and decibel readings.
10. Mr. Reali then presented evidence that demonstrated the actual decibel levels produced by the installed HVAC units exceed the maximum decibel levels as asserted by the manufacturer's data card, showing that the units are not supposed to be as loud as they are. The manufacturer's data card provides for a 70 dBA rating, which is taken no further than 5 feet from the unit. The engineering abatement calculation provided for adequate decibel levels to the surrounding properties, which are not being met.
11. Mr. Reali advised that the original solution was to blanket the units, which did dampen the sound levels, but not enough to meet the City's requirements. At this point, a unique engineered damping solution is being worked on, but, according to Mr. DaSilva's testimony, it is unclear when the solution will be presented.

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

12. Respondent is found to be in violation of Section 46-132 (a)(1) & (b), of the City's Code of Ordinances for exceeding the 55 dBA level between 10:00pm – 7:00am, as demonstrated by 4 of the 5 readings taken on June 29, 2026.
13. Due to Respondent's good faith effort in attempting to reduce the sound level, and the unique remedy necessary to cure the violation by having to engineer a sound damping solution, no cure period is given at this time.
14. A status hearing is set for **August 10, 2026, at 10:00 a.m.**, to determine if a cure period can be set. In the interim, Respondent will make every effort to obtain an estimated timeline as to when an engineering solution will be available and will continue to operate in good faith in working toward such a solution.
15. 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.
16. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance.
17. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 13, 2026.


Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Kevin Reali, Esq., as counsel for Respondent, at kreali@stearnsweaver.com on July 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.: CE20260245
ADDRESS: 6300 Gulf Blvd.**

LCP S POSTCARD INN LLC

Respondent.

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SECOND FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on August 10, 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 Pamela Cichon and Code Enforcement Supervisor Peyt Dewar.
2. Kevin Reali, Esq. of Stearns Weaver Miller, appeared as counsel for Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. At the prior hearing held on July 13, 2026, the parties stipulated to the violation at issue as a violation of Section 46-132 (a)(1) & (b), of the City's Code of Ordinances, applying the dBA limits of 65 dBA between 7:00am - 10:00pm and 55 dBA between 10:00pm – 7:00am.
5. In a Final Administrative Order dated July 13, 2026, the Special Magistrate found Respondent in violation of the stated code section, but did not provide a cure period as the testimony at the hearing was such that the solution for a reduction in the dBA would be a custom manufactured damper. Instead, a status hearing was set for August 10, 2026, to determine how long that engineered solution would take.
6. At the August 10, 2026, hearing, Supervisor Dewar testified that a reading was taken at 8:00am and the decibel level was within legal limits. He testified that a second reading was to be taken during the overnight hours; however, the representative for Respondent became ill and was unable to appear at the reading.

7. Mr. Realì represented that since the last hearing, a solution had been implemented as it pertained to the software that operates the units, and it was found that fan speed and run time had not been properly calibrated. Since the recalibration, the noise level has dropped between 10-13 dBA, which results in a significant reduction in sound and the City's compliant readings. He relayed that the engineered solution take approximately 6-months to manufacture, and then additional time for installation, barring no setbacks.
8. Mr. Mir Kavarić, the General Manager of the Silver Sands, testified that while there may be a reduction, the units are still noisy and there is no guarantee that this will not reoccur.

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

9. As readings could not be taken between 10:00pm – 7:00am, the hours for which Respondent was found to be in violation pursuant to Section 46-132 (a)(1) & (b), of the City's Code of Ordinances, no determination on compliance or fines is made.
10. A status hearing is set for **September 14, 2026, at 10:00 a.m.**, to determine compliance and, if necessary, to establish a cure period for the engineered damper solution.
11. No decision on fines and administrative costs is being made as a part of this Order, and the City reserves the right to request the imposition of fines and administrative costs at a later hearing before the Special Magistrate.
12. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance.
13. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on August 11, 2026.


Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Kevin Realì, Esq., as counsel for Respondent, at kreali@stearnsweaver.com on August 11, 2026.

APPEALS

An aggrieved party, including the local governing body, may appeal a final administrative order issued by the Special Magistrate to the circuit court. The appeal will not be a hearing de novo but shall be limited to appellate review of the record created before the Special Magistrate. An appeal

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

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

Agenda Report

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

Action Request: N/A

Strategic Objective:

Date: September 14, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Case status update to assess deadlines and a path forward.

Funding: N/A

Attachments:

1. 8. Final Administrative Order (CE20230606 - Broderick)
2. 4th Order to Continue (CE20230606 - Broderick)
3. 3. 2d Order to Continue (CE20230606 - Broderick)
4. 3. Order to Continue (CE20230606 - Broderick)
5. 9. 2d Order to Continue (CE20230606 - Broderick)
6. 5th Order to Continue (CE20230606 - Broderick)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20230606

ADDRESS: 3535 Belle Vista Dr. E

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

Respondents.

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FINAL ADMINISTRATIVE ORDER

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

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

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

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

Order entered on January 13, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

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

APPEALS

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20230606

ADDRESS: 3535 Belle Vista Dr. E

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

Respondents.

/

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on June 8, 2026, and by agreement of the parties, the Special Magistrate issues the following order:

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

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 8th day of June 2026.

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Counsel for Respondent, Martha Bolton, Esq., at martha@coats-schmidt.com on June 8, 2026.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20230606

ADDRESS: 3535 Belle Vista Dr. E

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

Respondents.

_____ /

SECOND ORDER CONTINUING HEARING TO DATE CERTAIN

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

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

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



Erica F. Augello, Esq., BCS
Special Magistrate

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20230606

ADDRESS: 3535 Belle Vista Dr. E

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

Respondents.

_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

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

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

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



Erica F. Augello, Esq., BCS
Special Magistrate

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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20230606

ADDRESS: 3535 Belle Vista Dr. E

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

Respondents.

_____ /

SECOND ORDER CONTINUING HEARING TO DATE CERTAIN

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

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

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

Erica Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Counsel for Respondent, Martha Bolton, Esq., at martha@coats-schmidt.com on April 17, 2026.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20230606

ADDRESS: 3535 Belle Vista Dr. E

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

Respondents.

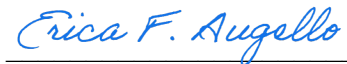
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ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on August 10, 2026, after securing the requested variance from the City and by agreement of the parties, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **September 14, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 11th day of August 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Respondent at mb070587@gmail.com on August 11, 2026.

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

Agenda Report

Agenda Title Name: Case # 20260274
City of St Pete Beach v. McNatt Properties
Address: 6405 Gulf Blvd St Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: September 14, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Funding: N/A

Attachments: 1. Final Administrative Order (CE20260274 - McNatt Properties LLC)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20260274
ADDRESS: 6405 Gulf Blvd.**

MCNATT PROPERTIES,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

This case came before the Special Magistrate on August 10, 2026, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

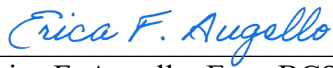
1. The City was represented by Assistant City Attorney Pamela Cichon and Code Enforcement Officer Lucy Knight.
2. No one appeared on behalf of Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified of a violation of Section 26.89 of the City's Code of Ordinances for failure to maintain a sign.
5. Code Enforcement Officer Knight presented evidence demonstrating a sign in disrepair without paneling. Officer Knight testified she has tried to work with the property owner/manager but to no avail.

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

6. Respondent is found to be in violation of Section 26.8 the City's Code of Ordinances. Respondent has **fourteen (14) days** from the date of this order, or by **Tuesday, August 25, 2026**, to bring the sign into compliance.

7. A hearing is set for **September 14, 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 Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance.
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 August 11, 2026.


Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 6210 N Florida Ave., Tampa, FL 33604 on August 11, 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 # 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: September 14, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Funding: N/A

Attachments: 1. Final Administrative Order (CE20260315 - US Bank TRE Lbcabana Series IV Trust)

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20260315

ADDRESS: 5903 Bimini Way N

**US BANK TRUST NAT'L ASS'N
as Trustee of the LBCABANA SERIES
IV TRUST,**

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

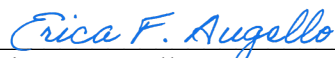
This case came before the Special Magistrate on July 13, 2026, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Lucy Knight.
2. Johanni Fernandez, Esq., appeared as counsel for Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified of a violation of Sections 46-33, 98-65, & 98-66 of the City's Code of Ordinances for failure to maintain the property.
5. Code Enforcement Officer Knight presented evidence demonstrating the property in general disrepair, to include, tape holding an exterior spiral staircase railing together, cracked columns, palm frond debris strewn about the property, rotten wood on stairs leading to deck as well as a rotted wood deck, a rotted dock and lift in disrepair, damage to the seawall, exterior paint peeling, and the backdoor wood rotting and porch ceiling rotting and in need of replacement.
6. Ms. Fernandez stated that Respondent took title to the property on July 28, 2025, and has already submitted a permit to have the property demolished. That permit is presently being reviewed by the City.

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

7. Respondent is found to be in violation of Sections 46-33, 98-65, & 98-66, as cited with the exclusion of Section 46-33(8) & (9) and 98-66(18), as no evidence of any violations regarding illegal activity or the swimming pool was provided. Respondent has **forty-five (45) days** from the date of this order, or by **Thursday, August 27, 2026**, to bring the property into compliance, either by restoration or demolition.
8. A hearing is set for **September 14, 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 Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance.
11. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on July 13, 2026.


Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email to Johanni Fernandez, Esq., as Counsel for the Respondent, at jfernandez@ghidottoberger.com and fcpleadings@ghidottoberger.com on July 13, 2026.

APPEALS

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

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

Agenda Report

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

Action Request: N/A

Strategic Objective:

Date: September 14, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Funding: N/A

Attachments: 1. 20260069 Grand Plaza Final Admin Order 5-12-
26

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20260069

ADDRESS: 5030 Gulf Blvd.

**GRAND PLAZA HOTEL
OWNER, LLC,**

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER

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

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Lucy Knight.
2. Attorney Kevin Reali was in attendance and represented Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 4.1, 6.11, 22.10, 22.3, 26.13, 33.6, 98-65, & 98-66 of the City's Code of Ordinances for failure to maintain the property and maintaining an unpermitted use on the property.
5. Code Enforcement Officer Knight submitted photographic evidence demonstrating a broken concrete barrier with concrete debris that appeared to have fallen from the barrier wall, a broken black metal fence, a sign indicating the use of the lot is for parking with rates listed (though the size is unclear from the photo), a white vinyl fence that is in disrepair, and a lack of landscaping buffer surrounding the lot.
6. Code Enforcement Officer Knight testified that the signs on the property for the parking were too large and exceed that within the cited code section. She also testified that the property abuts transient uses and a landscape barrier is required. She testified that she did not know if there was a working irrigation system, but that it appeared the plants and trees were not being watered. Code Enforcement Officer Knight testified that there was no

approved conditional or temporary use for the property to be used as a parking lot, and that she was able to scan the QR code on the sign and was prompted to pay for parking.

7. Attorney Reali represented that the property is currently in receivership as it is owned by the same owners as the Bellwether Beach Resort (the “Hotel”). During the hurricanes the Hotel sustained damage and while conducting restoration work, it was found there was quite a bit of structural work that needed to be completed. Presently structural engineers are evaluating what structural repairs need to be conducted, and if those repairs can reasonable be made. That process is ongoing and quite lengthy, but informs what is occurring on this property as it is part of a large development or redevelopment plan.
8. Attorney Reali stated that the debris has been removed, the wall has been removed, but there are still some outstanding palms that need to be removed, and some shrubs that need to be replaced. There is already a plan to replace the landscaping that was in place, which is what is necessary per the City’s Code if the property were to be used for parking. He requested thirty days to finish the landscaping work. Attorney Reali also represented there is an irrigation system on the property and will be evaluated and repaired to be in full working order once the landscaping is all installed.
9. Attorney Reali stated that the property had a temporary use permit about a decade ago, but that permit has lapsed. An application for a new temporary use permit was submitted about a week ago and he has been working with Brandon Barry, in the City’s Planning Department to move that through the process. He noted that it has historically been used and treated like it has been an approved and permitted parking lot for the last twenty years, even though there is only one recognized temporary use permit. Attorney Reali requested ninety days to complete that process.
10. Attorney Reali stated that the signs need to be made smaller and he has discussed the signs with Brandon Barry as well, but this is going to be addressed as a product of whether the temporary use permit is approved. Attorney Reali did state that the signs could be removed in the interim and replaced with the correct signs if and when the temporary use is approved.

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

11. Respondent is found to be violation of Sections 6.11, 22.8, & 26.13 of the City’s Code of Ordinances. Respondent shall have **thirty (30) days** from the date of this Order, or by **Thursday, June 11, 2026**, to ensure compliance with the landscape buffering requirements and the trees to be removed or replaced, as required. Respondent shall have **ninety (90) days** from the date of this Order, or by **Monday, August 10, 2026**, to obtain a temporary use permit for the parking lot use.
12. In the interim, the property will cease use as a commercial parking lot unless and until a temporary use permit is approved by the City, or some other approval allowing the use is granted by the City. In addition, the signs will be removed until such use is approved.

13. A hearing is set for **September 14, 2026, at 10:00 a.m.**, to determine compliance and to assess any authorized fines.
14. 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.
15. It is Respondent's responsibility to notify the City's Code Enforcement Department once the property is in compliance, if applicable.
16. Should Respondent be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on May 12, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent to Respondent's Counsel, Kevin Reali, via email at kreali@stearnsweaver.com on May 12, 2026.

APPEALS

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

I hereby certify this to be a true and exact copy of the
Special Magistrate Order for Case# 20260069 on file in the
office of the City Clerk of St. Pete Beach, Pinellas County,
Florida.



Ginny Keeter-Bodkin, Deputy City Clerk

Date: 5/13/2026

**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: September 14, 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. 3d Order to Continue (CE202250079 - Bosela)
2. 12. Order to Continue (CE202250079 - Bosela)
3. 2. 2d Final Administrative Order (CE20250079 - Bosela)
4. 9. Final Administrative Order (CE20250079 - Bosela)
5. 6. 2D 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.

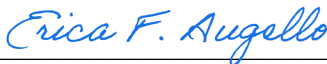
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THIRD ORDER CONTINUING HEARING TO DATE CERTAIN

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

IT IS ADJUDGED that this matter is continued until **September 14, 2026, at 10:00 a.m.**

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



Erica F. Augello, Esq., BCS
Special Magistrate

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

_____ /

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.

**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.

_____ /

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.

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

Agenda Report

Agenda Title Name: Case # 20260197
City of St. Pete Beach v. Medeiros, Steven
Address: 6421 3rd Palm Point St Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: September 14, 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. Order to Continue (CE20260197 - Medeiros)

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260197

vs.
MEDEIROS, STEVEN
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 **6421 3RD PALM PT** 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 6421 3RD PALM PT 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.: 20260197

Larry Knight
Signature of Officer posting

Larry Knight
Print Name

10-11-2020
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

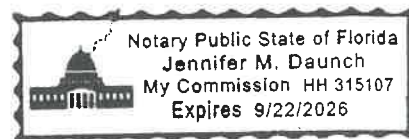
☒ physical presence or ☐ online notarization,

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

5/20/2026

MEDEIROS, STEVEN
18 QUAIL RIDGE RD
CRANSTON, RI 02921

RE: Case Number 20260197
Violation Address: 6421 3RD PALM PT
Parcel ID#: 313116907420000140

Dear Property Owner:

Please be advised that a permit is required for the boat structure.

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 05/29/2026**. 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

CE20260197

- Respondent(s): Steven Medeiros**
- Violation address: 6421 3rd Palm Point**
- Violation(s) Description: The property is in violation of section 98-123.1 of the Code of Ordinances of the City of St. Pete Beach**

CE20260197

Case Summary

- Initial inspection: 4/17/2026**
- Notice of Violation dated and mailed: 5/20/2026**
- Notices of Hearing dated and posted on the property: 6/11/2026**

CE20250197

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 11th day of June, 2026, at the following locations:

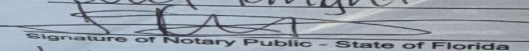
City Hall, 155 Corey Ave. St. Pete Beach, FL 33706 and 6421 3RD PALM PT St. Pete Beach, FL 33706 by the undersigned designated official of City of St. Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No.: 20250197


Signature of Officer posting

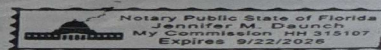
Lura Knight
Print Name

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 Lura 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 NM 315107
Expires 9/23/2026

Jun 11, 2026 at 9:10:05 AM
St. Pete Beach, FL

6421 3rd Palm Point

CE20260197

Unpermitted Mechanical Boat Cover



6421 3rd Palm Point

CE20260197

Unpermitted Mechanical Boat Cover



6421 3rd Palm Point



COURTESY NOTICE

04/17/2026

MEDEIROS, STEVEN
18 QUAIL RIDGE RD
CRANSTON RI 02921

RE: Case Number 20260197
Violation Address: 6421 3RD PALM PT
Parcel ID#: 313116907420000140

Dear Property Owner and/or Occupant,

Please be advised that a permit is required for the boat cover.

Your property at 6421 3RD PALM PT 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 **05/01/2026**.

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

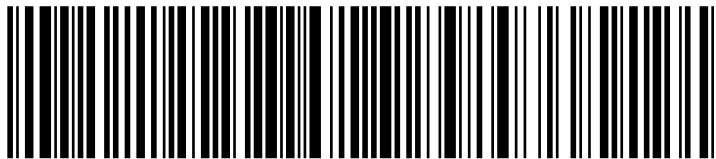
If you have any question, please contact St. Pete Beach Code Enforcement.

(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 8368 7347 17

MEDEIROS STEVEN
18 QUAIL RIDGE RD
CRANSTON RI 02921-2344

CN 20260197 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 38

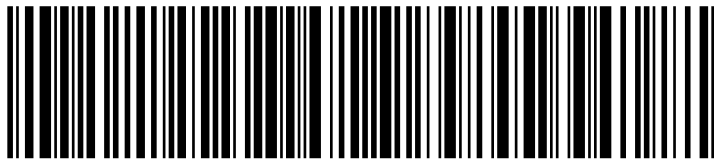
MEDEIROS STEVEN
18 QUAIL RIDGE RD
CRANSTON RI 02921-2344

NOH 20260197 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8377 9492 32

MEDEIROS STEVEN
18 QUAIL RIDGE RD
CRANSTON RI 02921-2344

NOV 20260197 LK
Jennifer Daunch

\$8.8600

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

**CASE NO.: CE20260197
ADDRESS: 6421 3rd Palm Point**

SEVEN MEDEIROS,

Respondent.

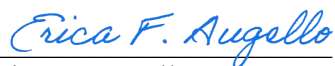
_____ /

ORDER CONTINUING HEARING TO DATE CERTAIN

This matter having come before the Special Magistrate on August 10, 2026, and by agreement of the parties, the Special Magistrate issues the following order:

IT IS ADJUDGED that this matter is continued until **September 14, 2026, at 10:00 a.m.**

DONE AND ORDERED in St. Pete Beach, Pinellas County, Florida on this 11th day of August 2026.


Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 6421 3rd Palm Point, St. Pete Beach, FL 33706 on August 11, 2026.

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

Agenda Report

Agenda Title Name: Case # 20260361
City of St Pete Beach v. Hansen, Cameron
Address: 540 80th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: September 14, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RU-2 Residential District are as follows:

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

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: 20260361

vs.
HANSEN, CAMERON
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 **09/14/2026** 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 **540 80TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 08/31/2026

Ayako Ruckdeschel

Ayako Ruckdeschel
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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



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 31st day of August, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 540 80TH AVE St. Pete Beach, FL 33706 by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No.: 20260361

A. Ruckdeschel
Signature of Officer posting

AYAKO RUCKDESCHEL
Print Name

8-31-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization,
this 31 day of August, 2026,

by Ayako Ruckdeschel (name of person acknowledging).

[Signature]
Signature of Notary Public - State of Florida

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



☒ Personally Known -OR- ☐ Produced Identification

Type of Identification Produced _____



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

Irreparable or Irreversible Notice of Violation

08/31/2026

HANSEN, CAMERON
9811 W 49TH PL
MERRIAM, KS 66203-4803

Re: **Case Number 20260361**
Violation Address: 540 80TH AVE, ST PETE BEACH FL 33706
Parcel ID#: 363115781920890140

Dear Property Owner:

You are using your home for short-term rentals and are in violation of the following section code(s):

Sec. 9.2. - Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RU-2 Residential District are as follows:

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **09/14/2026, 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

CE20260361

- Respondent(s): Cameron Hansen**
- Violation address: 540 80th Ave.**
- Violation(s) description: The property is in violation of section 9.2 Permitted principal uses and structures of the Land Development Code of the City of St. Pete Beach**

CE20260361

Case Summary

- **Initial inspection: 7/1/2026**
- **Notice of Violation dated and mailed date: 8/31/2026**
- **Notices of Hearing dated and posted on the property: 8/31/2026**

20260361

Affidavit of Posting

Aug 31, 2026 at 8:13:03 AM

St. Pete
The Sunbelt State
155 1st Ave. South, St. Pete Beach, FL

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Hearing and Notice of Hearing were posted on the following locations:

City Hall, 155 Conry Ave St. Pete Beach, FL 33706 and 540 80TH AVE St. Pete Beach, FL 33706 by the undersigned designated official of City of St. Pete Beach in accordance with the requirements of Chapter 182-12, Florida Statutes and Chapter 22, Article IX, of the City's Code of Ordinances.

Case No.: 20260361

Signature of Officer posting: [Signature]
Print Name: AYAKO KUCK DESCHER
Date: 8-31-2026

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

I, AYAKO KUCK DESCHER, do hereby acknowledge before me by means of this 21 day of August, 2026, by Ayako Kuck Descher (name of person acknowledging).

Signature of Notary Public - State of Florida: [Signature]
Print, Type, or Stamp Commissioned Name of Notary Public: AYAKO KUCK DESCHER
☒ Personally Known OR ☐ Produced Identification
Type of Identification Produced: _____

Notary Public State of Florida
AYAKO KUCK DESCHER
MY COMMISSION EXPIRES 8/22/2028

540 80th Ave.

20260361

Airbnb advertisement

https://www.airbnb.com/rooms/1636543658122093838?source_impression_id=p3_1782909622_P3uMLSuD4NZWY6jb&check_in=2026-07-15&guests=1&adults=1&check_out=2026-07-20

airbnb

Anywhere Anytime Add guests

Become a host

Beachside Comfort Just Minutes from the Sand

Share Save



Entire home in St. Pete Beach, Florida
7 guests · 3 bedrooms · 4 beds · 2 baths
★ 4.0 · [2 reviews](#)

Hosted by Mark
Superhost · 7 years hosting

Add a night for \$242
Extend to Jul 21 with this special offer.
[Add 1 night](#)

\$1,795 ~~\$1,610~~ for 5 nights

CHECK-IN
7/15/2026

CHECKOUT
7/20/2026

79°F Sunny

8:50 AM 7/1/2026

540 80th Ave.

20260361

Airbnb advertisement



540 80th Ave.

20260361

Airbnb advertisement



540 80th Ave.

20260361

Airbnb advertisement



540 80th Ave.

20260361

Airbnb advertisement



540 80th Ave.

20260361

Airbnb advertisement



540 80th Ave.

20260361

Airbnb advertisement



540 80th Ave.

20260361

Airbnb advertisement

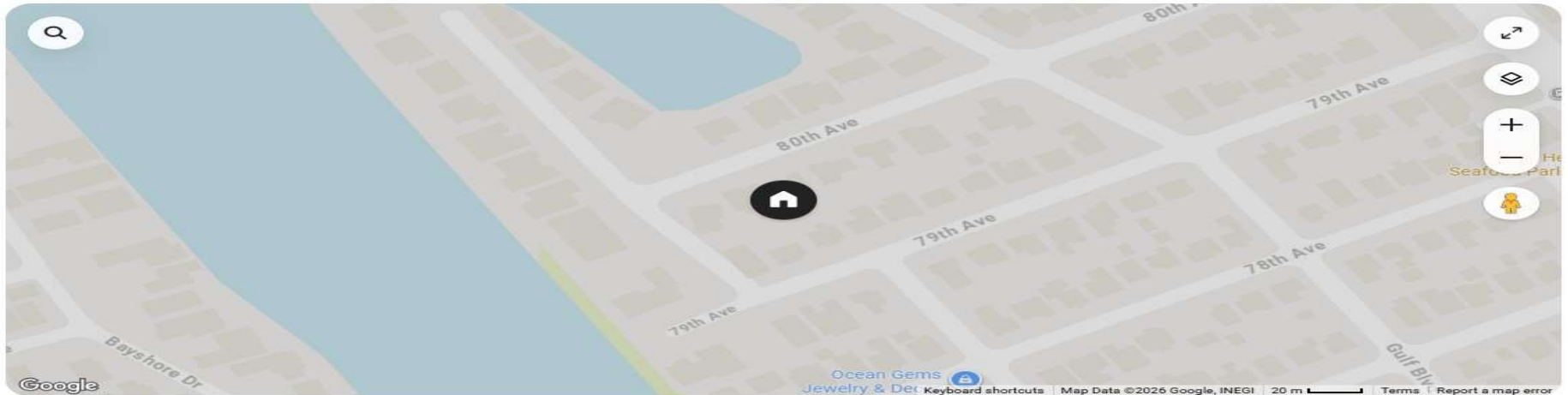
Photos Amenities Reviews Location

\$1,795 **\$1,610** for 5 nights
2 reviews

Reserve

Where you'll be

St. Pete Beach, Florida, United States



Exact location will be provided after booking.

Neighborhood highlights

Nestled in the heart of Saint Pete Beach, our home offers the perfect blend of tranquility and convenience. You're just a short walk from the soft sands and sparkling waters of the Gulf, making beach days effortless. Within easy reach, you'll find a variety of dining options, from casual beachfront cafes to upscale restaurants. Explore local shops for souvenirs or essentials, all within a comfortable distance. For outdoor enthusiasts, nearby Horan Park...

540 80th Ave.

20260361

Google maps - Jan 2026



540 80th Ave.

20260361

Airbnb 5-night reservation and cost

Photos Amenities Reviews Location

5 nights in St. Pete Beach

Jul 15, 2026 - Jul 20, 2026

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



Clear dates

 Add a night for \$242
Extend to Jul 21 with this special offer.
[Add 1 night](#)

~~\$1,795~~ **\$1,610** for 5 nights

CHECK-IN
7/15/2026

CHECKOUT
7/20/2026

GUESTS
1 guest



Reserve

You won't be charged yet

 [Report this listing](#)

540 80th Ave.

20260361

Airbnb 2-reviews



Katie

Norfolk, Virginia

★★★★☆ · April 2026 · Stayed a few nights

Everything was as expected except that the listing stated it was a short walk to the beach down the street. The problem with that is down the street is someone's home that sits on a bulkhead so zero access to a beach even if it existed. The option is Upham Beach which is about a two mile walk or paying for parking. Everything else very nice and the host was very accessible. My only complaint was the listing saying that it was practically on the beach. I canceled another Airbnb based on this description which was actually cheaper but a bit smaller which was in fact on the beach. Lesson learned.



Georgbe

5 years on Airbnb

★★★★★ · March 2026 · Stayed a few nights

CLEAN ..WITHIN WALKING DISTANCE TO BEACH VERY NICE PLACE TO STAY

540 80th Ave.

20260361

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.

540 80th Ave.

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 9323 22

HANSEN CAMERON
9811 W 49TH PL
MERRIAM KS 66203-4803

NOH 20260361 AR
Jennifer Daunch

\$9.2400

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

Agenda Report

Agenda Title Name: Case # 20260362
City of St. Pete Beach v. Barry-Gross, Virginia
Gross, Robert
Address: 550 80th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: September 14, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RU-2 Residential District are as follows:

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

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: 20260362

vs.

BARRY-GROSS, VIRGINIA GROSS, ROBERT
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 **09/14/2026** 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 **550 80TH AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 08/31/2026

Ayako Ruckdeschel

Ayako Ruckdeschel
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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



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 31st day of August, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 550 80TH AVE St. Pete Beach, FL 33706 by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No.: 20260362

Ruckdeschel
Signature of Officer posting

AYAKO RUCKDESCHEL.
Print Name

8-31-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization,

this 31 day of August, 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

08/31/2026

BARRY-GROSS, VIRGINIA GROSS, ROBERT
550 80TH AVE
ST PETE BEACH FL 33706-1606

Re: **Case Number 20260362**
Violation Address: 550 80TH AVE, ST PETE BEACH FL 33706
Parcel ID#: 363115781920890150

Dear Property Owner:

You are using your home for short term rentals and are in violation of the following section code(s):

Sec. 9.2. - Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RU-2 Residential District are as follows:

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **09/14/2026, 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

CE20260362

- **Respondent(s): Virginia & Barry Gross**
- **Violation address: 550 80th Ave.**
- **Violation(s) description: The property is in violation of section 9.2 Permitted principal uses and structures of the Land Development Code of the City of St. Pete Beach**

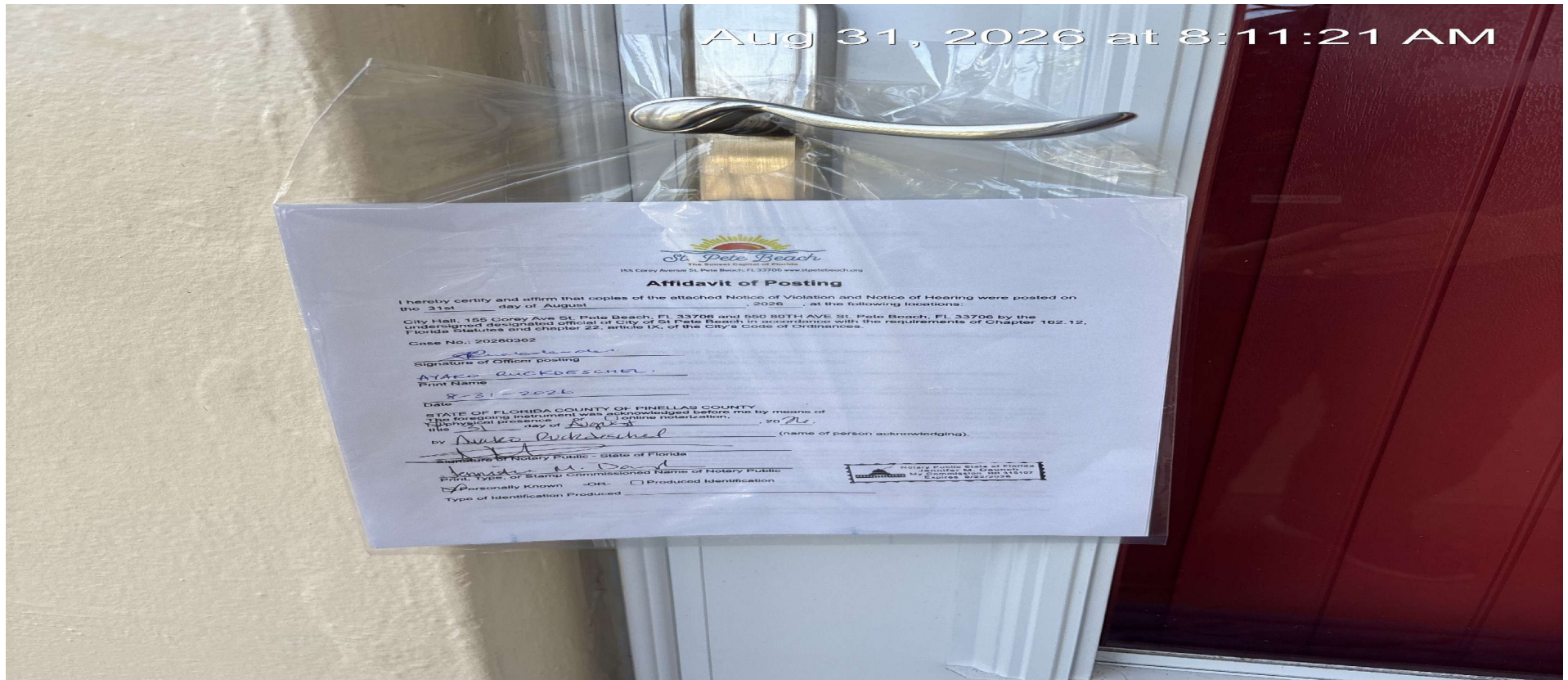
CE20260362

Case Summary

- Initial inspection: 7/1/2026**
- Notice of Violation dated and mailed date: 8/31/2026**
- Notices of Hearing dated and posted on the property:
8/31/2026**

20260362

Affidavit of Posting



550 80th Ave.

20260362

Airbnb advertisement



AnywhereAnytimeAdd guests

Become a host

Peaceful Beach Getaway - St. Pete Beach Home

[Share](#) [Save](#)



Show all photos

Entire home in St. Pete Beach, Florida

4 guests · 2 bedrooms · 2 beds · 2 baths

★ New · [2 reviews](#)

 Hosted by Virginia

1 month hosting

This host is offering a discount

~~\$1,468~~ **\$1,358** for 5 nights

CHECK-IN

7/16/2026

CHECKOUT

7/21/2026

80°F
Sunny

Search



9:25 AM
7/1/2026

550 80th Ave.

20260362

Airbnb advertisement



550 80th Ave.

20260362

Airbnb advertisement



550 80th Ave.

20260362

Airbnb advertisement



550 80th Ave.

20260362

Airbnb advertisement



550 80th Ave.

20260362

Airbnb advertisement



550 80th Ave.

20260362

Airbnb advertisement



550 80th Ave.

20260362

Airbnb advertisement

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

\$1,468

\$1,358 for 5 nights

★ New

Reserve



Meg
Pennsylvania, United States

★★★★★ · May 2026 · Stayed a few nights
My husband and I couldn't have asked for a better stay at Virginia's home—it was truly the best Airbnb stay we've ever had! The home was spotless, beautifully decorated, and mad...
[Show more](#)

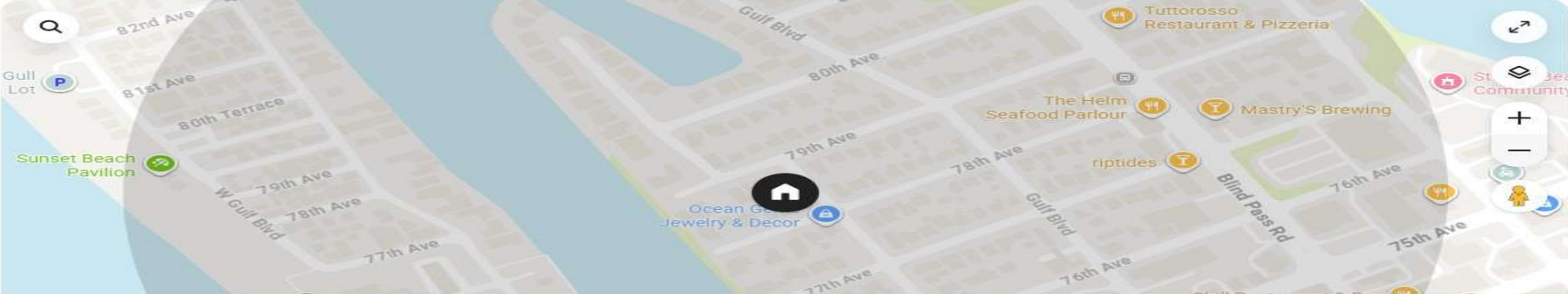


Kristin
Orlando, Florida

★★★★★ · May 2026 · Stayed one night
I went camping with my boyfriend a couple days earlier and we wanted to complete the weekend by a day in St.Pete. I didn't realize it was Memorial Day weekend until I tried to fin...
[Show more](#)

Where you'll be

St. Pete Beach, Florida, United States

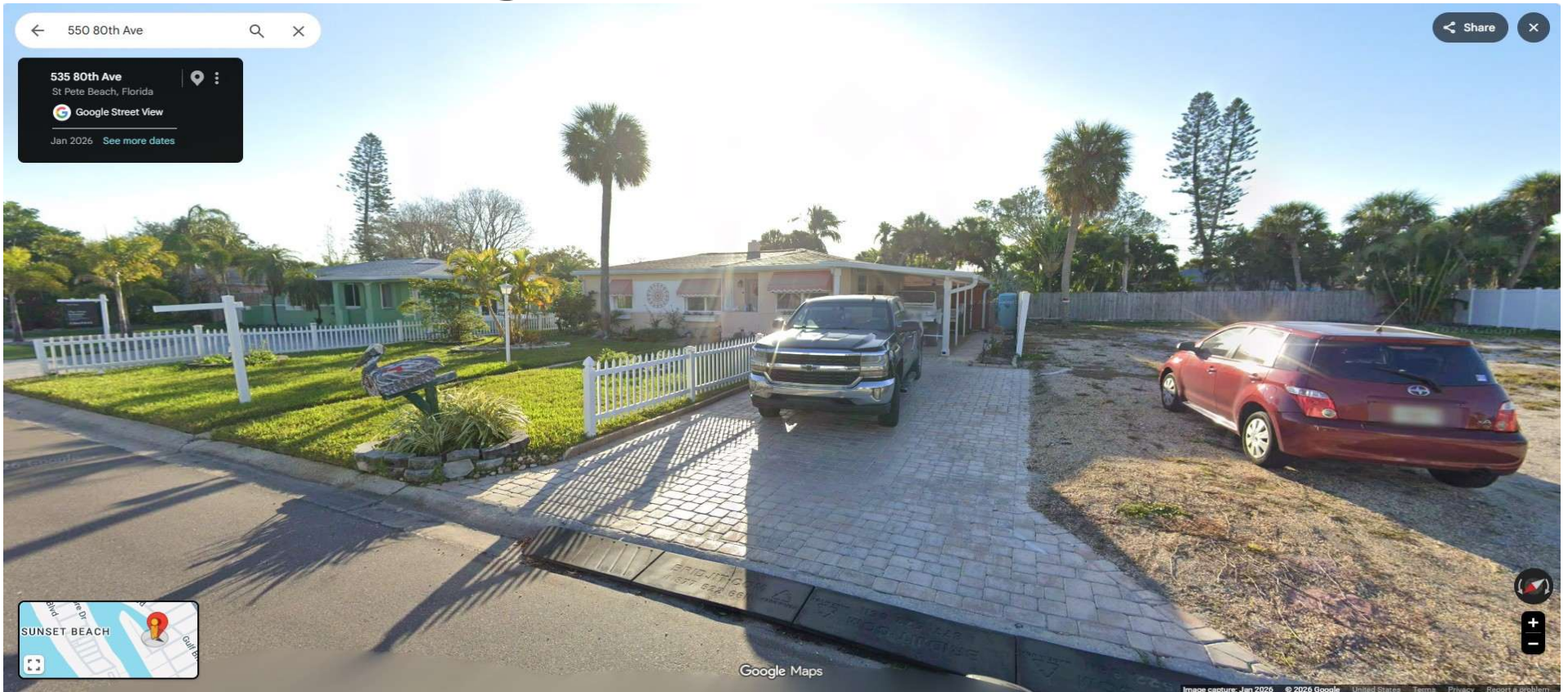


550 80th Ave.

Page 98 of 340

20260362

Google maps - Jan 2026



550 80th Ave.

20260362

Airbnb 5-night reservation and costs

Entire home in St. Pete Beach, Florida

4 guests · 2 bedrooms · 2 beds · 2 baths

★ New · [2 reviews](#)



Hosted by Virginia

1 month hosting



Outdoor entertainment

The sun beds, bbq area, and outdoor seating are great for summer trips.



Designed for staying cool

Beat the heat with the AC and ceiling fan.



Self check-in

Check yourself in with the keypad.

Welcome to your St. Pete Beach coastal retreat - just steps from world-famous sunsets, beach bars, and laid-back island living.

This fully furnished home is perfect for vacations, snowbirds, travel nurses, remote workers, or anyone looking to slow down and enjoy the Florida coast.

Guests enjoy time to truly settle in and experience the beach lifestyle - morning walks on the sand, sunset dinners, and everything St. Pete Beach has to offer....

Show more



This host is offering a discount

~~\$1,468~~ **\$1,358** for 5 nights

CHECK-IN
7/16/2026

CHECKOUT
7/21/2026

GUESTS
1 guest



Reserve

You won't be charged yet



[Report this listing](#)

550 80th Ave.

20260362

Airbnb 4-reviews

2 reviews

Most relevant ▾



Meg

Pennsylvania, United States

★★★★★ · May 2026 · Stayed a few nights

My husband and I couldn't have asked for a better stay at Virginia's home—it was truly the best Airbnb stay we've ever had! The home was spotless, beautifully decorated, and made us feel right at home from the moment we arrived. We especially appreciated Virginia's responsiveness and the wonderful local restaurant recommendations she provided. She genuinely cared about making sure we were comfortable and having a great experience, which meant a lot to us. One of our favorite parts of the stay was relaxing in the backyard at night and spotting the cool geckos. The location was also fantastic—just a short drive or an easy walk to the beach and nearby restaurants. We thoroughly enjoyed our stay and hope to return later this year. Highly recommend!



Kristin

Orlando, Florida

★★★★★ · May 2026 · Stayed one night

I went camping with my boyfriend a couple days earlier and we wanted to complete the weekend by a day in St.Pete. I didn't realize it was Memorial Day weekend until I tried to find accommodations for the evening. All hotels were sold out and airbnbs were limited. Virginia was beyond helpful. Her prompt response to my inquiry landed us the cutest stay in St.Pete. After a day at the beach her home offered a peaceful place to rest our body. The entire property is well maintained. Quite neighborhood and easy beach access. Definitely plan on returning in the future.

550 80th Ave.

20260362

Airbnb 4-reviews

4 reviews

Most relevant ▾



Mike

Boston, Massachusetts

★★★★★ · July 2026 · Stayed a few nights

Virginia made our stay truly one of the best vacations my family and I ever had. From the prestine accomodations to the thoughtful welcome amenity and the friendly communication, we could not have felt more at home or had a more comfortable and restful stay. She even mailed back a toy my daughter left behind. Virginia is a pro who exemplifies what is great about Airbnb, and the next time we are in town we will be checking with her first.



Arryel

Tampa, Florida

★★★★★ · July 2026 · Stayed a few nights

We had a wonderful stay. Virginia's home is beautiful and she is very communicative and welcoming. It set the tone for a wonderful staycation and we would definitely stay again.

550 80th Ave.

20260362

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.

550 80th Ave.

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 9320 18

BARRY-GROSS VIRGINIA
GROSS ROBERT
550 80TH AVE
ST PETE BEACH FL 33706-1606

NOH 20260362 AR
Jennifer Daunch

\$9.2400

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

Agenda Report

Agenda Title Name: Case # 20260339
City of St. Pete Beach v. Abuhalimeh
Enterprises LLC
Address: 8301 Blind Pass Rd. St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: September 14, 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.

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

Sec. 98-123.1. - Permits required.

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

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

Sec. 98-64. - General Maintenance

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

Sec. 98-65. - Unsightly conditions.

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

(1) Structures that are:

a. Partially destroyed; or

b. Left in a state of disrepair

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

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

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

(b) Standards for improved property.

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

(24) Fences and walls. Fences and walls shall be maintained in a safe and structurally sound condition, in good repair with the surface coated or painted.

Fences shall be free from loose or rotting materials.
Metal fencing shall be free from rust or deterioration.

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,
vs.
ABUHALIMEH ENTERPRISES LLC
Respondent(s)

Case Number: 20260339

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 **09/14/2026** 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 **8301 BLIND PASS RD** 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 08/31/2026

Ayako Ruckdeschel

Ayako Ruckdeschel
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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



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 31st day of August, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 8301 BLIND PASS RD 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.: 20260339

A. Ruckoeschel

Signature of Officer posting

AYAKO RUCKOESCHER

Print Name

8-31-26

Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization,

this 31 day of August, 2026,

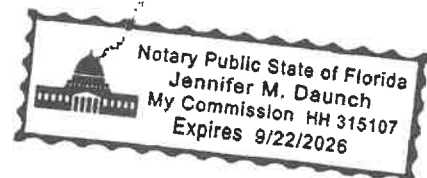
by Ayako Ruckoeschel (name of person acknowledging).

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

6/17/2026

ABUHALIMEH ENTERPRISES LLC
5520 E GIDDENS AVE
TAMPA, FL 33610

RE: Case Number 20260339
Violation Address: 8301 BLIND PASS RD
Parcel ID#: 253115781020980010

Dear Property Owner:

You have an unsanitary pool and damaged fence around the pool deck; these are safety concerns and you must repair the fence to secure the pool and maintain the water quality. A permit is required for the pool fencing. You are in violation of the following section code(s):

Sec. 46-33. - Enumeration.

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

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

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

Sec. 98-123.1. - Permits required.

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

Sec. 98-64. - General Maintenance

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

Sec. 98-65. - Unsightly conditions.

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

(1) Structures that are:

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

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

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

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

(b) Standards for improved property.

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

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

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,



Ayako Ruckdeschel
Code Enforcement Officer

CE20260339

- Respondent: Abuhlimeh Enterprises LLC**
- Violation address: 8301 Blind Pass Road**
- Violation(s) description: The property is in violation of section 46-33 (3)&(9) Enumeration, section 98-123.1 Permits required, section 98-64 (a) General maintenance, section 98-65 (1)&(4) Unsightly conditions and section 98-66 (a)(b)-(18)&(24) Residential & Commercial property maintenance of the Land Development Code of the City of St. Pete Beach**

CE20260339

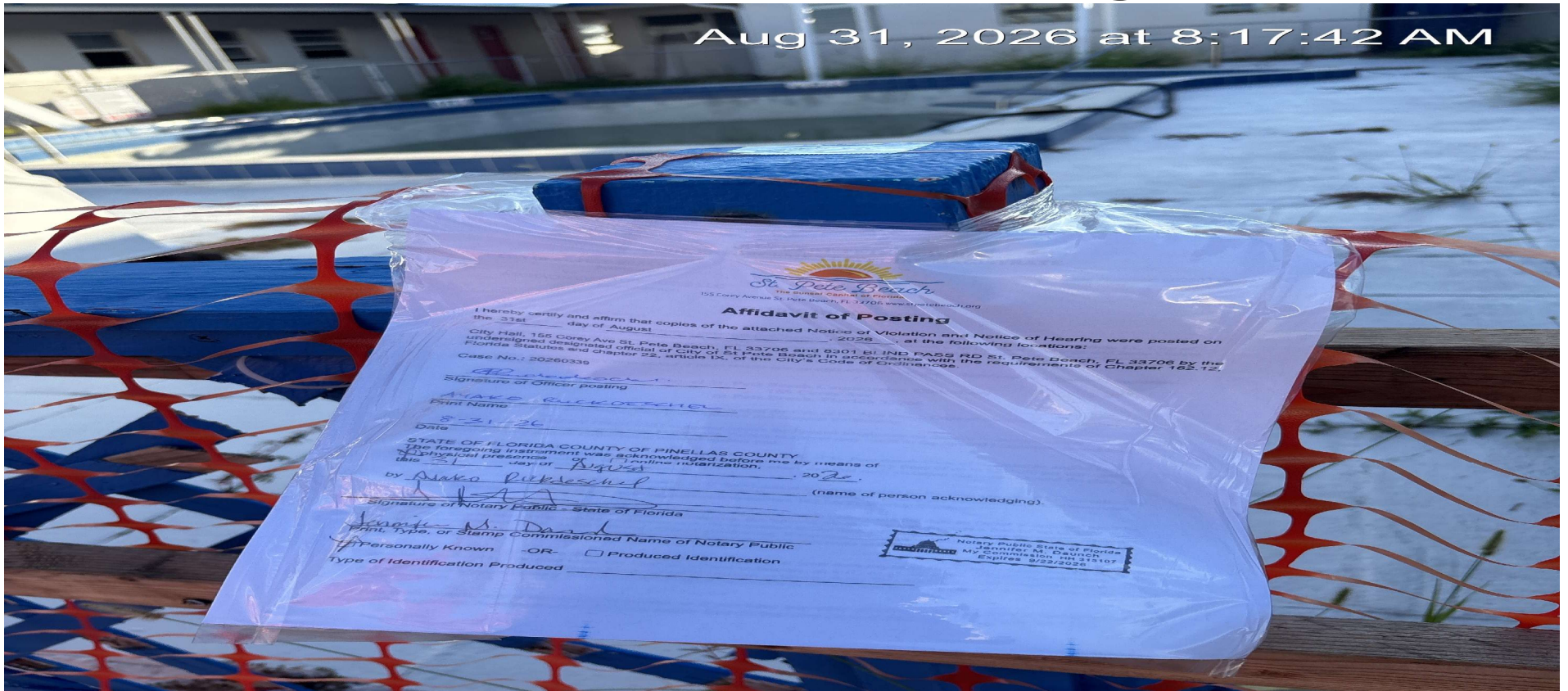
Case Summary

- **DOH report issued: 6/10/2026**
- **Stop Work Order issued: 6/11/2026**
- **Initial inspection: 6/17/2026**
- **Notice of Violation dated and mailed date: 6/17/2026**
- **Notices of Hearing dated and posted on the property: 8/31/2026**

20260339

Affidavit of Posting

Aug 31, 2026 at 8:17:42 AM



8301 Blind Pass Road

20260339

Stop Work Order



8301 Blind Pass Road

20260339
DOH pool 6/10/26



8301 Blind Pass Road

20260339
DOH closure 6/10/26



8301 Blind Pass Road

20260339

Broken fence



8301 Blind Pass Road

20260339 Inspection

Jun 17, 2026 at 2:22:53 PM



8301 Blind Pass Road

20260339

Unsanitary pool

Jun 17, 2026 at 2:23:09 PM



8301 Blind Pass Road

20260339

Bldg Official tapes broken fence



8301 Blind Pass Road

20260339

Bldg Official tapes broken fence



8301 Blind Pass Road

20260339

Accessible pool

Aug 3, 2026 at 10:29:28 AM



8301 Blind Pass Road

20260339

Broken fence



8301 Blind Pass Road

20260339

Unsanitary pool

Aug 3, 2026 at 10:29:18 AM



8301 Blind Pass Road

20260339

Unmaintained pool

Aug 3, 2026 at 10:30:01 AM



8301 Blind Pass Road

20260339

Unmaintained pool

Aug 31, 2026 at 8:18:00 AM



8301 Blind Pass Road

20260339

Unmaintained pool



8301 Blind Pass Road

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

USPS CERTIFIED MAIL



9214 8901 9403 8329 4274 67

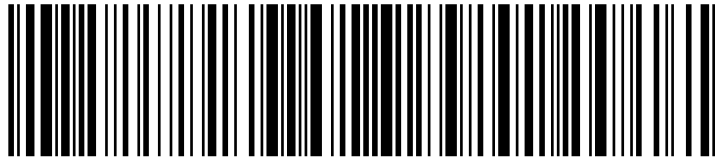
ABUHALIMEH ENTERPRISES LLC
5520 E GIDDENS AVE
TAMPA FL 33610-5307

NOV 20260339 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



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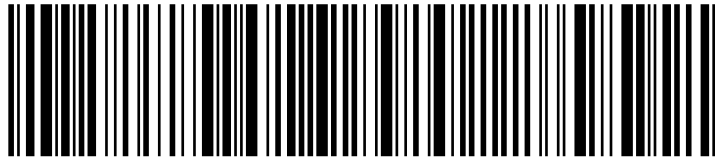
APPLETON REISS PLLC
215 N HOWARD AVE
STE 200
TAMPA FL 33606-1574

RA NOV 20260339 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



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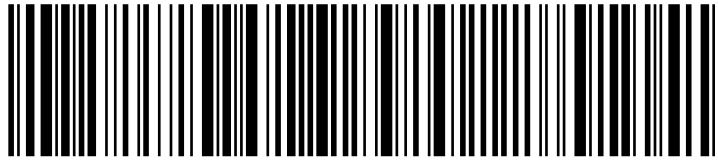
ABUHALIMEH ENTERPRISES LLC
5520 E GIDDENS AVE
TAMPA FL 33610

NOH 20260339 AR
Jennifer Daunch

\$9.2400

City of St Pete Beach
155 Corey Ave
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APPLETON REISS PLLC
215 N HOWARD AVE
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Jennifer Daunch

\$9.2400

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

Agenda Report

Agenda Title Name: Case # 20260285
City of St Pete Beach v. Boylenpoint LLC
Address: 7501 Gulf Blvd St. Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: September 14, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Sec. 26.14. - Prohibited signs.

The following signs and sign types are prohibited within the city limits.

(c) Banners, except those used to advertise approved special events, those installed for 30 days after the issuance of a business' tax receipt for a new business, or when used during transitional or emergency events as regulated in Section 26.19. For special events, the banner may not be placed on the property in which the event is to take place more than 21 days prior to the special event. For new businesses, the size of the banner may not exceed the allowance otherwise permitted for attached signage, shall be attached to the building or face of an existing freestanding sign, and shall be secured to resist movement from wind.

Banner means any sign or string of one or more signs, usually made of cloth or other lightweight material, which is used to attract attention, whether or not imprinted with words or characters, including, but not limited to, balloons and pennants. Flags shall not be considered banners.

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.

Sec. 98-123.1. - Permits required.

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

Sec. 98-65. - Unsightly conditions.

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

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

Sec. 98-66. - Residential and commercial

property maintenance.

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

(b) Standards for improved property.

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

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

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

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

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

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. Registered Agent Courtesy Notice Banner
8. Notice of Violation 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,

Case Number: 20260285

vs.
BOYLENPOINT ENTERPRISES 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 **09/14/2026** 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 **7501 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 09/01/2026

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 September, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 7501 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.: 20260285

A. Ruckdeschel

Signature of Officer posting

AYAKO RUCKDESCHER

Print Name

9-1-2026

Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

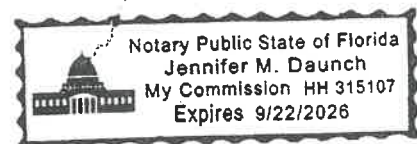
☒ physical presence or ☐ online notarization,

this 1 day of September, 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

6/4/2026

BOYLENPOINT ENTERPRISES LLC
3672 BELLE VISTA DR E
ST PETE BEACH
FL 33706-2625

RE: Case Number 20260285
Violation Address: 7501 GULF BLVD
Parcel ID#: 363115779940690010

Dear Property Owner:

Your property landscape requires maintenance, remove debris and has an unregistered trailer stored on site. Your erected fence is unpermitted and has prohibited banners attached. You are in violation of the following section code(s):

Sec. 26.14. - Prohibited signs.

The following signs and sign types are prohibited within the city limits.

(c) Banners, except those used to advertise approved special events, those installed for 30 days after the issuance of a business' tax receipt for a new business, or when used during transitional or emergency events as regulated in Section 26.19. For special events, the banner may not be placed on the property in which the event is to take place more than 21 days prior to the special event. For new businesses, the size of the banner may not exceed the allowance otherwise permitted for attached signage, shall be attached to the building or face of an existing freestanding sign, and shall be secured to resist movement from wind.

Banner means any sign or string of one or more signs, usually made of cloth or other lightweight material, which is used to attract attention, whether or not imprinted with words or characters, including, but not limited to, balloons and pennants. Flags shall not be considered banners.

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.

Sec. 98-123.1. - Permits required.

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

Sec. 98-65. - Unsightly conditions.

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

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

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

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

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

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

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

(f) Leaving of wrecked, junked, inoperative, partially dismantled or abandoned vehicles or boats on

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

These violation(s) must be corrected **no later than 06/14/2026**. 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

CE20260285

- **Respondent(s): Boylenpoint LLC**
- **Violation address: 7501 Gulf Blvd**
- **Violation(s) description: The property is in violation of section 26.14 (c) Prohibited signs, section 46-33 (1) a & b Enumeration, section 98-123.1 Permits required, section 98-65 (4) Unsightly conditions, section 98-66 (a), (b) (20) Residential & Commercial property maintenance and section 98-67 (c), (e) & (f) Junk vehicle, junk vessels & abandoned property of the Land Development Code of the City of St. Pete Beach**

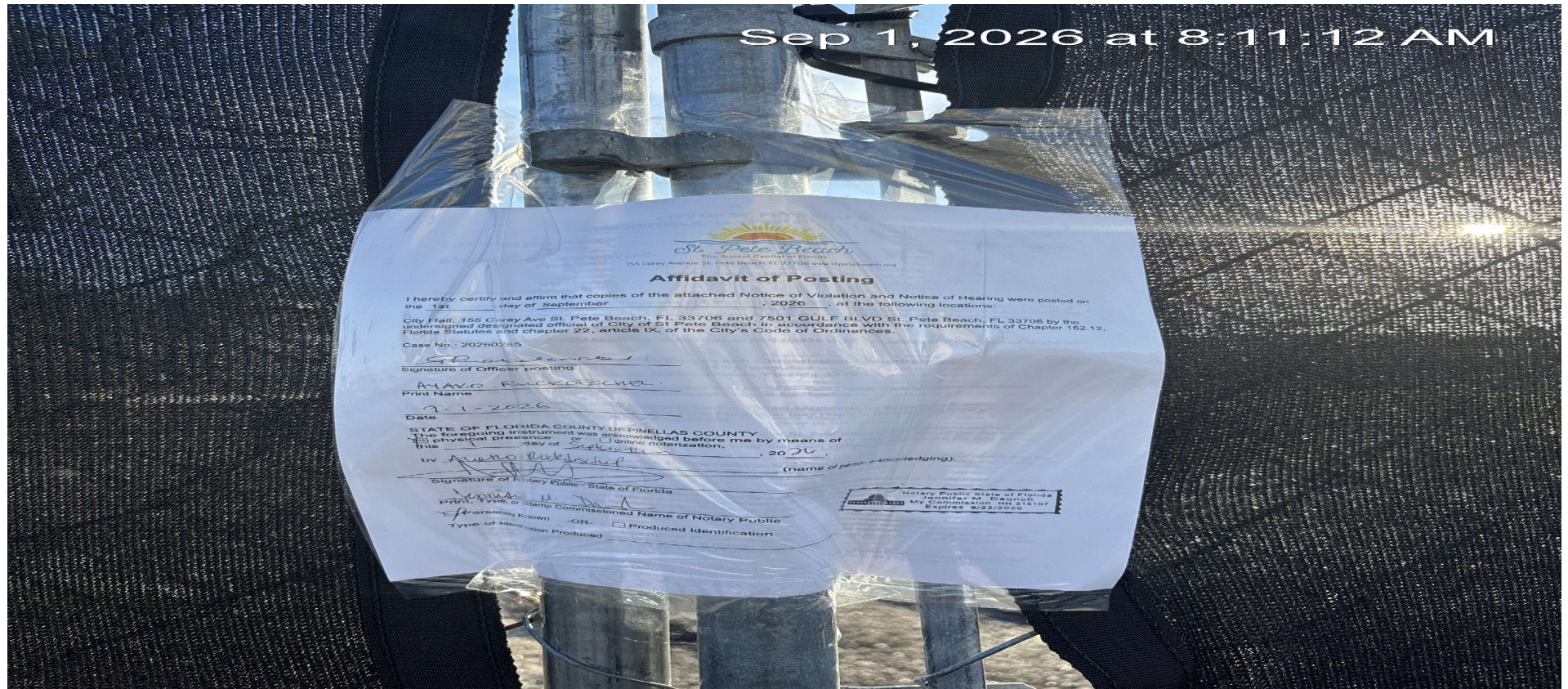
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Case Summary

- **Initial inspection: 5/5/2026**
- **Courtesy notice dated and mailed date: 5/19/26**
- **Notice of Violation dated and mailed date: 6/4/2026**
- **Notices of Hearing dated and posted on the property: 9/1/2026**

20260285

Affidavit of Posting



7501 Gulf Blvd

20260285

Illegal fence, outdoor storage & debris



7501 Gulf Blvd

20260285

Illegal fence



7501 Gulf Blvd

20260285

Overgrowth, debris & storage

May 5, 2026 at 8:38:28 AM



7501 Gulf Blvd

20260285

Unmaintained ROW



7501 Gulf Blvd

20260285

Illegal fence & banner covers

May 5, 2026 at 8:40:03 AM



7501 Gulf Blvd

20260285

Multiple trailers & boat storage



7501 Gulf Blvd

20260285

Debris

Jun 3, 2026 at 11:48:39 AM



7501 Gulf Blvd

20260285

Banner & debris



7501 Gulf Blvd

20260285

Falling tarp & debris



7501 Gulf Blvd

20260285

Trailer storage



7501 Gulf Blvd

20260285

Trailer storage



7501 Gulf Blvd

20260285

Perimeter fence with tarp/banner



7501 Gulf Blvd

20260285

Boat & trailer storage

Jun 30, 2026 at 10:57:52 AM



7501 Gulf Blvd

20260285 Debris



7501 Gulf Blvd

20260285

Boat storage



7501 Gulf Blvd

20260285

Illegal fence

Jun 30, 2026 at 11:01:23 AM



7501 Gulf Blvd

20260285 Debris

Jun 30, 2026 at 11:01:38 AM



7501 Gulf Blvd

20260285

Debris



7501 Gulf Blvd

20260285

New installed tarp/banner along fence



7501 Gulf Blvd

20260285

New tarp/banner along fence



7501 Gulf Blvd

20260285

New tarp/banner

Aug 31, 2026 at 8:36:43 AM



7501 Gulf Blvd

20260285

Trailer & boat storage



7501 Gulf Blvd

20260285

Trailer storage

Aug 31, 2026 at 8:37:05 AM



7501 Gulf Blvd



COURTESY NOTICE

05/19/2026

BOYLENPOINT ENTERPRISES LLC
3672 BELLE VISTA DR E
ST PETE BEACH FL 33706-2625

RE: Case Number 20260285
Violation Address: 7501 GULF BLVD
Parcel ID#: 363115779940690010

Dear Property Owner and/or Occupant,

Your property landscape requires maintenance, you have multiple unregistered trailers stored on site and an unpermitted fence erected with prohibited banners attached.

Your property at 7501 GULF BLVD is found to be in violation of the following code(s).

Sec. 26.14. - Prohibited signs.

The following signs and sign types are prohibited within the city limits.

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any wrecked, junked, inoperative, partially dismantled or abandoned vehicle or boat on any street or highway within the city limits.

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 **6/1/2026**.

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

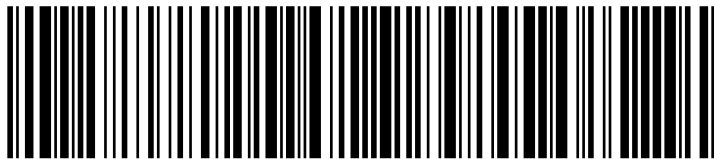
If you have any question, please contact St. Pete Beach Code Enforcement.

(727)748-1722

Codeenforcement@stpetebeach.org

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

USPS CERTIFIED MAIL



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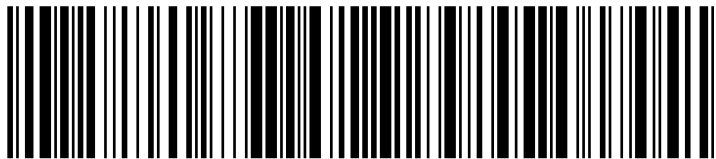
BOYLENPOINT ENTERPRISES LLC
3672 BELLE VISTA DR E
ST PETE BEACH FL 33706-2625

CN 20260285 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



9214 8901 9403 8377 6237 81

CHESTNUT BUSINESS SERVICES LLC
311 PARK PLACE BLVD
STE 300
CLEARWATER FL 33759-3994

RA CN 20260285 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



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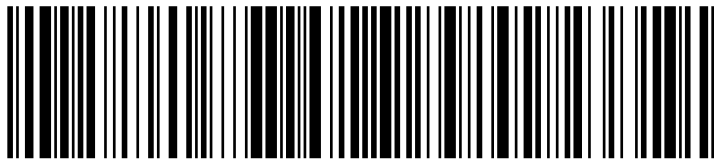
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NOV 20260285 AR
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City of St Pete Beach
155 Corey Ave
St Pete Beach FL 33706

USPS CERTIFIED MAIL



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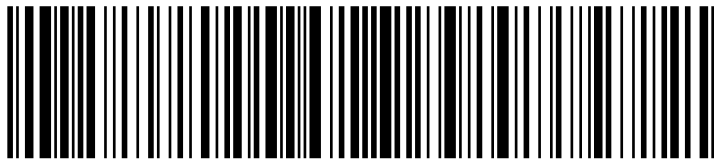
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CLEARWATER FL 33759-3994

RA NOV 20260285 AR
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



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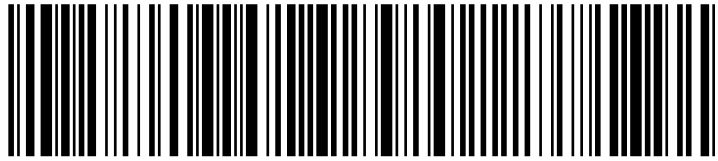
BOYLENPOINT ENTERPRISES LLC
3672 BELLE VISTA DR E
ST PETE BEACH FL 33706-2625

NOH 20260285 AR
Jennifer Daunch

\$9.2400

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

USPS CERTIFIED MAIL



9214 8901 9403 8300 0041 1143 90

CHESTNUT BUSINESS SERVICES LLC
311 PARK PLACE BOULEVARD
SUITE 300
CLEARWATER FL 33759

RA NOH 20260285 AR
Jennifer Daunch

\$9.2400

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

Agenda Report

Agenda Title Name: Case # 20260132
City of St Pete Beach v CZYSZCZON,
KRZYSZTOF REV TRUST CZYSZCZON,
KRZYSZTOF TRECZYSZCZON, MARIA TRE
CZYSZCZON, MARIA REV TRUST CZYSZCZON,
KRZYSZTOF TRE CZYSZCZON, MARIA TRE
Address: 4506 Gulf Blvd St Pete Beach, FL
33706

Action Request: N/A

Strategic Objective:

Date: September 14, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Sec. 26.14. - Prohibited signs.

(w) No temporary, portable, or permanent sign, stake, post, rebar or pole shall be installed, placed or maintained within 50 feet of the mean high water line (MHWL) and or within 50 feet of visible water line of the Gulf whichever is more landward at any time greater, unless the sign, stake, post, rebar or pole is an official governmental locational sign, stake, post, rebar or pole that is posted by, or pursuant to the direction of, the State of Florida or another governmental entity with jurisdiction. Any sign, stake, post, rebar or pole in conflict with this prohibition shall be relocated to an allowable location.

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.

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260132

vs.

CZYSZCZON, KRZYSZTOF REV TRUST CZYSZCZON, KRZYSZTOF TRECZYSZCZON, MARIA TRE
CZYSZCZON, MARIA REV TRUST CZYSZCZON, KRZYSZTOF TRE CZYSZCZON, MARIA TRE
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **09/14/2026** 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 **4506 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 09/01/2026

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 September, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 4506 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.: 20260132

A. Ruckdeschel
Signature of Officer posting

AYAKO RUCKDESCHER
Print Name

9-1-2026
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 September, 2026.

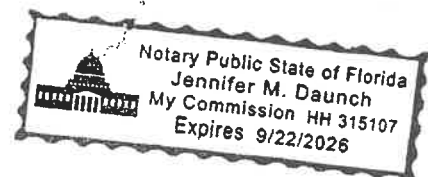
by Ayako Ruckdeschel (name of person acknowledging).

[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

8/11/2026

CZYSZCZON, KRZYSZTOF REV TRUST CZYSZCZON,
KRZYSZTOF TRECZYSZCZON, MARIA TRE CZYSZCZON,
MARIA REV TRUST CZYSZCZON, KRZYSZTOF TRE
CZYSZCZON, MARIA TRE
5301 GULF BLVD APT F508
ST PETE BEACH FL 33706-2383

RE: Case Number 20260132
Violation Address: 4506 GULF BLVD
Parcel ID#: 073216000002100100

Dear Property Owner:

The metal signs on the beach side of the property that read "Private Beach" are not permitted and pose a hazard to pedestrian traffic utilizing the beach. The signs must be moved or removed as outlined in the code section below.

Sec. 26.14. - Prohibited signs.

(w) No temporary, portable, or permanent sign, stake, post, rebar or pole shall be installed, placed or maintained within 50 feet of the mean high water line (MHWL) and or within 50 feet of visible water line of the Gulf whichever is more landward at any time greater, unless the sign, stake, post, rebar or pole is an official governmental locational sign, stake, post, rebar or pole that is posted by, or pursuant to the direction of, the State of Florida or another governmental entity with jurisdiction. Any sign, stake, post, rebar or pole in conflict with this prohibition shall be relocated to an allowable location.

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.

These violation(s) must be corrected **no later than 8/21//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 "Steven Rivera".

Steven Rivera
Code Enforcement Officer

CE20260132

- **Respondent(s): Czyszczon Rev Trust
(Plaza Beach Resort)**
- **Violation address: 4506 Gulf Blvd**
- **Violation(s) description: The property
is in violation of section 26.14 (w)
Prohibited signs of the Land
Development Code of the City of St. Pete
Beach**

CE20260132

Case Summary

- **Initial inspection: 6/1/2026**
- **Notice of Violation dated and mailed date: 8/11/2026**
- **Notices of Hearing dated and posted on the property: 9/1/2026**

20260132

Affidavit of Posting



4506 Gulf Blvd

20260132 Post at MHWL

Jun 1, 2026 at 1:15:21 PM



4506 Gulf Blvd

20260132

Post at MHWL

Jun 1, 2026 at 1:16:14 PM



4506 Gulf Blvd

20260132

Two posts at the MHWL



4506 Gulf Blvd

20260132

MHWL signs post 72-hour notice



4506 Gulf Blvd

20260132

Post at MHWL



4506 Gulf Blvd

20260132

Post at MHWL



4506 Gulf Blvd

20260132

Distance from visible water line (Nth)



4506 Gulf Blvd

20260132

Distance from visible water line (Sth)



4506 Gulf Blvd

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

USPS CERTIFIED MAIL



9214 8901 9403 8341 1141 92

CZYSZCZON,KRZYSTZOF REV TRUST CZYSZCZON,KRZYSTZOF TRE
CZYSZCZON, MARIA TRE CZYSZCZON, MARIA REV TRUST
CZYSZCZON, MARIA TRE CZYSZCZON,KRZYSTZOF TRE
5301 GULF BLVD APT F508
ST PETE BEACH FL 33706-2383

NOH 20260132 AR
Jennifer Daunch

\$9.2400

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

USPS CERTIFIED MAIL



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CZYSZCZON, KRZYSTZOF REV TRUST CZYSZCZON KRZYSZTOF TRE
CZYSZCZON MARIA TRE CZYSZCZON MARIA REF TRUST
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5301 GULF BLVD APT F508
ST PETE BEACH FL 33706-2383

NOV 20260132 SR
Jennifer Daunch

\$9.2400

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

USPS CERTIFIED MAIL



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CZSZCZON MARIA TRE
CZSZCZON MARIA REV TRUST
5301 GULF BLVD APT F508
APT F508
ST PETE BEACH FL 33706-2383

ACN 20260132 KJ
Jennifer Daunch

\$8.8600



COURTESY NOTICE

04/09/2026

CZYSZCZON, KRZYSZTOF REV TRUST CZYSZCZON, KRZYSZTOF TRECZYSZCZON, MARIA TRE
CZYSZCZON, MARIA REV TRUST CZYSZCZON, KRZYSZTOF TRE CZYSZCZON, MARIA TRE
5301 GULF BLVD APT F508
ST PETE BEACH FL 33706-2383

RE: Case Number 20260132
Violation Address: 4506 GULF BLVD
Parcel ID#: 073216000002100100

Dear Property Owner and/or Occupant,

****Updated Courtesy Notice**** Rebar on beach is a safety hazard, please replace with 4x4 posts.

Your property at 4506 GULF BLVD is found to be in violation of the following code(s).

Sec. 26.18. - Standards for Specific Sign Types.

In addition to the regulations prescribed by this sign code generally, the following regulations for certain sign types shall apply.

(e) Sandwich board/A-frame signs. One (1) sandwich board sign shall be allowed for each licensed commercial establishment. Sandwich board signs shall not be placed in the right-of-way, shall not be placed within the visibility triangle required for intersections at streets and driveways, as required by this Code, be no larger than five feet in height and 12 square feet in area per face, shall not obstruct walkways or fire access, shall have no illumination of any kind, and may be displayed only during the time when the business to which the sign is associated is open to the public. This sandwich board shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.

(g) Boat or beach concession signs. Boat or beach concession signs shall only be permitted in the RFM district. Each licensed boat or beach concession rental business operating along the Gulf and on the site of a business having Gulf frontage may be permitted signs as follows:

(3) Sandwich board signs. Operators may display sandwich board sign at the building frontage adjacent to the sandy beach during the hours of business operation in accordance with subparagraphs (i) through (iv) below. Such signs shall be removed from the beach when the business is closed.

(i) Maximum area: Eight square feet per face.

(ii) Number permitted: One.

(iii) Maximum height: Five feet.

(iv) Setbacks: 40 feet from the visible water line.

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.

CITY OF ST. PETE BEACH



OFFICER Ayako Ruckdeschel

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

Compliance must be met by the revisit date of **04/13/2026**.

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

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

(727)748-1722

Codeenforcement@stpetebeach.org



COURTESY NOTICE

03/03/2026

CZYSZCZON, KRZYSZTOF REV TRUST CZYSZCZON, KRZYSZTOF TRECZYSZCZON, MARIA TRE
CZYSZCZON, MARIA REV TRUST CZYSZCZON, KRZYSZTOF TRE CZYSZCZON, MARIA TRE
5301 GULF BLVD APT F508
ST PETE BEACH FL 33706-2383

RE: Case Number 20260132
Violation Address: 4506 GULF BLVD
Parcel ID#: 073216000002100100

Dear Property Owner and/or Occupant,

You have two 'Beach Cabana Rental' sandwich board (A-frame) signs on the beach & are only permitted to display one. I am recommending that the Plaza Beach Resort apply for a Cabana Service Area permit to serve/consume alcohol to your patrons on your beach property.

Your property at 4506 GULF BLVD is found to be in violation of the following code(s).

Sec. 26.18. - Standards for Specific Sign Types.

In addition to the regulations prescribed by this sign code generally, the following regulations for certain sign types shall apply.

(e) Sandwich board/A-frame signs. One (1) sandwich board sign shall be allowed for each licensed commercial establishment. Sandwich board signs shall not be placed in the right-of-way, shall not be placed within the visibility triangle required for intersections at streets and driveways, as required by this Code, be no larger than five feet in height and 12 square feet in area per face, shall not obstruct walkways or fire access, shall have no illumination of any kind, and may be displayed only during the time when the business to which the sign is associated is open to the public. This sandwich board shall be in addition to the freestanding and attached signage otherwise allowed pursuant to the other provisions of this division.

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(i) Maximum area: Eight square feet per face.

(ii) Number permitted: One.

- (iii) **Maximum height: Five feet.**
- (iv) **Setbacks: 40 feet from the visible water line.**

CITY OF ST. PETE BEACH

Ayako Ruckdeschel

OFFICER Ayako Ruckdeschel

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

Compliance must be met by the revisit date of **04/02/2026.**

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

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

(727)748-1722

Codeenforcement@stpetebeach.org

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

Agenda Report

Agenda Title Name: Case # 20260406
City of St Pete Beach v. Steele, Mary J
Address: 106 46th Ave St Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: September 14, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RU-2 Residential District are as follows:

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

Funding: N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260406

vs.
STEELE, MARY J
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **09/14/2026** 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 **106 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 08/12/2026



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 12th day of August, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 106 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.: 20260406

Signature of Officer posting

Steven Rivera

Print Name

8-12-26

Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization,

this 12 day of August, 2026,

by Steven Rivera

(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

08/12/2026

STEELE, MARY J
35 CATAMARAN DR
LAKE ST LOUIS MO 63367-1344

Re: **Case Number 20260406**
Violation Address: 106 46TH AVE, ST PETE BEACH FL 33706
Parcel ID#: 063216655200000080

Dear Property Owner:

Short-term rentals are not permitted within the RU-2 zoning district. The 4-rentals During July are a violation of the code. This violation is considered to be irreparable or irreversible in nature and therefore this case is being referred to the Special Magistrate for a hearing.

Sec. 9.2. - Permitted principal uses and structures.

Sec. 9.2. - Permitted principal uses and structures.

Subject to the provisions or restrictions contained in this section and elsewhere in this Code, permitted uses and structures in the RU-2 Residential District are as follows:

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **09/14/2026, 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

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

USPS CERTIFIED MAIL



9214 8901 9403 8338 3622 78

STEELE MARY J
35 CATAMARAN DR
LAKE ST LOUIS MO 63367-1344

NOH 20260406 SR
Jennifer Daunch

\$9.2400

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

Agenda Report

Agenda Title Name: Case # 20260408
City of St Pete Beach v. Abbey Drive LLC
Address: 157 44th Ave St Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: September 14, 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
6. Registered Agent Notice of Hearing Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260408

vs.
ABBEY DRIVE 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 **09/14/2026** 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 **157 44TH 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 08/12/2026

Steven Rivera

Steven Rivera
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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 August, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 157 44TH 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.: 20260408

[Signature]
Signature of Officer posting

Steven Rivera
Print Name

8-12-26
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

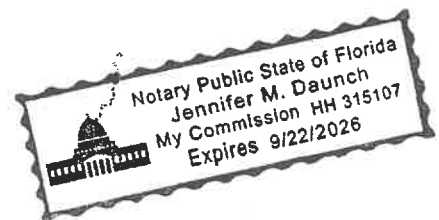
☒ physical presence or ☐ online notarization,

this 12 day of August, 2026,

by Steven Rivera (name of person acknowledging).

[Signature]
Signature of Notary Public - State of Florida

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



☒ Personally Known -OR- ☐ Produced Identification

Type of Identification Produced _____



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

Irreparable or Irreversible Notice of Violation

08/12/2026

ABBAY DRIVE LLC
3630 W KENNEDY BLVD
TAMPA FL 33609-2802

Re: **Case Number 20260408**
Violation Address: 157 44TH AVE, ST PETE BEACH FL 33706
Parcel ID#: 073216073980040070

Dear Property Owner:

Short-term rentals are not permitted in within the RU-1 zoning district. The 1-short term stay in May, and the 2-short term stays in June are a violation of the code. These violations are considered to be irreparable or irreversible in nature and therefore this case is being referred to the Special Magistrate for a hearing.

Sec. 8.2. - Permitted principal uses and structures.

Sec. 8.2. - Permitted principal uses and structures.

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

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

Please be advised that this matter is being referred to the Special Magistrate for a hearing on **09/14/2026, 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

CE20260408

- **Respondent(s): Abby Drive LLC**
- **Violation address: 157 44th 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**

CE20260408

Case Summary

- Initial inspection: 8/5/2026**
- Irreparable or Irreversible Notice of Violation dated and mailed certified date:8/12/2026**
- Notices of Hearing dated and posted on the property:8/12/2026**

20260408

Affidavit of Posting


100 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 August, 2026 at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 157 44TH 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.: 20260408

[Signature]
Signature of Officer posting

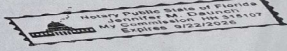
Steven Rivera
Print Name

8-12-26
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of
my physical presence this 12th day of August, 2026,
by Steven Rivera (name of person acknowledging)
[Signature]
Signature of Notary Public - State of Florida

Jonathan M. Danna
Print, Type, or Stamp Commissioned Name of Notary Public

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



Aug 12, 2026 at 10:48:20 AM

157 44th Ave.

20260408

Vrbo advertisement

vrbo.com/1466188?dateless=true&x_pwa=1&urlfr=HSR&pwa_ts=1785951486790&referrerUrl=aHR0cHM6Ly93d3cudnJiby5jb20vSG90ZWwtU2VhcmNo&useRewards=false&adults=2&children=1_17%2C1_17®ionId=553248635976479936&destin...

SPB Bookmarks SeeClickFix Adobe Acrobat

Vrbo Open app USD List your property Help My trips Sign in

See all properties Share Save



9.8
Exceptional
22 reviews

25

Beach OASIS with pool, sleeps 8.

3 bedrooms 2 bathrooms Sleeps 8

Highlights

- Top rated beach location
Discover paradise at this top rated beach location.
- Games
A rare find - enjoy a variety of games available on-site.
- Explore, experience, enjoy
Guests like the location for activities and attractions nearby.
- Discover nearby landmarks
Near St. Petersburg - Clearwater Beaches

Add dates for total pricing

Start ... End d...

Travelers
4 travelers

\$175
\$5,250 for 30 nights
All fees included
Oct 3 - Nov 2

Check availability

Popular amenities Contact host

86°F Mostly cloudy 2:05 PM 8/5/2026

157 44th Ave.

20260408

Vrbo reviews

vrbo.com/1466188?dateless=true&x_pwa=1&rfrr=HSR&pwa_ts=1785951486790&referrerUrl=aHR0CHM6Ly93d3cudnJib5jb20vSG90ZWwtU2VhcmNo&useRewards=false&adults=2&children=1_17%2C1_17®ionId=553248635976479936&...

SPB Bookmarks SeeClickFix Adobe Acrobat

Open app USD List your property Help My trips Sign in

Guest reviews

From real guest reviews summarized by AI.

Cleanliness	9.6	Check-in	10
Communication	9.6	Location	9.6

See more

10/10 Excellent

This home has everything you need to enjoy your getaway! Not to mention a great pool and a beach within walking distance. Great area!

Liked: cleanliness, check-in, communication, location, listing accuracy, value for money

Patricia H.
Traveled with partner
Stayed 3 nights in May 2026

10/10 Excellent

We loved the house! It was just what we were hoping for from the photos. The entire house was very clean and had everything we needed. The pool was awesome. We were able to walk down to the beach and use the beach chairs/towels. I would definitely recommend it to anyone/would stay again myself!

Liked: cleanliness, check-in, communication, location, listing accuracy, value for money

Grace R.
Traveled with family and young children
Stayed 3 nights in Jun 2026

6/10 Okay

The house itself was nice, comfortable and clean. The pool not clean, not filtered. A body of water with bugs and leaves festering. When I called to ask why no filter system and advised her the pool was dirty, she said her pool service switched service dates. She would try to have them come early. Never heard from her again. Also she advised her filter was on an overnight timer, filter never turned on either night. When we arrived at the property there was no electricity in either of the secondary bedrooms. I had asked, had to call, to have the electricity on how to fix this.

Show more

Liked: cleanliness, check-in

Disliked: cleanliness, listing accuracy, value for money

Sue O.
Traveled with family
Stayed 2 nights in Jun 2026

We are sorry that you were dissatisfied with your stay. A jumped breaker although not a regular occurrence unfortunately happened upon your arrival which was rectified immediately. Regarding the pictures of our pool that is claimed to be dirty, it's an outdoor uncaged pool. It is subject to the outdoor elements. As you can see from the photos the water is clear blue which in fact means the pool filter was working on a daily basis if not it would be green immediately. Pool service is done on Mondays, which means it is done weekly not daily. As per the \$50 that was taken from your deposit for literally taking a pillow and opening it and removing all the stuffing from it, we went ahead and returned the \$50 to you. We hope that you find a more satisfactory place to stay in the future.

VrboOwner - Host

86°F Mostly cloudy

St. Petersburg - Clearwater 5 min walk

2:12 PM 8/5/2026

157 44th Ave.

20260408

Vrbo reviews

vrbo.com/1466188?dateless=true&oc_pwa=1&rfrr=HSR&pwa_ts=1785951486790&referrerUrl=aHR0cHM6Ly93d3cudnJib5jb20vSG90ZWwtU2VhcmNo&useRewards=false&adults=2&children=1_17%2C1_17®ionId=5532486359764799...

SPB Bookmarks | SeeClickFix | Adobe Acrobat

← See all properties

Share Save Check availability

Guest reviews

9.8/10 Exceptional
23 verified reviews ⓘ

Cleanliness 9.6
Check-in 10
Communication 9.6
Location 9.8
[See more](#)

All reviews

Traveler type Reviews with photos

Sort by Most recent

10/10 Excellent

We enjoyed our stay at Luana's property. It was very clean and had comfortable beds. The kitchen had everything we needed and the grill was very nice (as well as super clean). The pool was relaxing and one of the two bathrooms connects to the pool area, which is very convenient. We would definitely stay again!

Liked: cleanliness, check-in, communication, location, listing accuracy, value for money

Erica K.
Stayed 4 nights in Jul 2026 [Verified review ⓘ](#)

6/10 Okay

The house itself was nice, comfortable and clean. The pool not clean, not filtered. A body of water with bugs and leaves festering. When I called to ask why no filter system and advised her the pool was dirty, she said her pool service switched service dates. She would try to have them come early. Never heard from her again. Also she advised her filter was on an overnight timer, filter never turned on either night. When we arrived at the property there was no electricity in either of the secondary bedrooms. I the guest, had to call, to then be instructed on how to flip the breakers to get

[Show more](#)

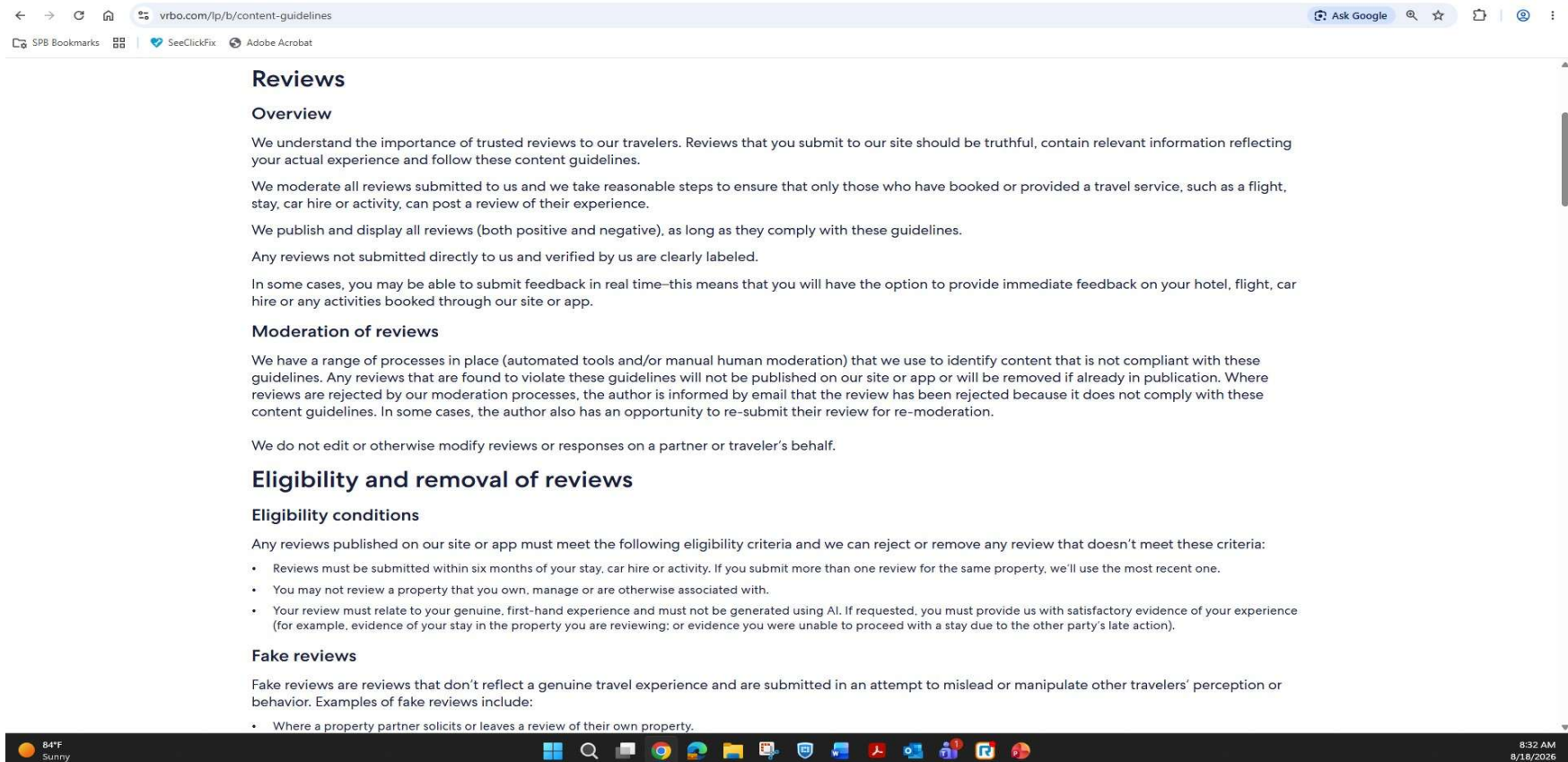


87°F Sunny 8:45 AM 8/18/2026

157 44th Ave.

20260408

Vrbo review policy

A screenshot of a web browser displaying the Vrbo review policy page. The browser's address bar shows 'vrbo.com/lp/b/content-guidelines'. The page content is titled 'Reviews' and includes sections for 'Overview', 'Moderation of reviews', and 'Eligibility and removal of reviews'. The 'Overview' section states that reviews should be truthful and follow content guidelines, and that Vrbo moderates all reviews. The 'Moderation of reviews' section explains that reviews are moderated using automated tools and manual human review, and that reviews are rejected if they violate guidelines. The 'Eligibility and removal of reviews' section lists criteria for reviews, such as being submitted within six months and not being generated by AI. The 'Fake reviews' section defines fake reviews as those that don't reflect a genuine travel experience. The browser's taskbar at the bottom shows the date and time as 8:32 AM on 8/18/2026, and the weather as 84°F Sunny.

Reviews

Overview

We understand the importance of trusted reviews to our travelers. Reviews that you submit to our site should be truthful, contain relevant information reflecting your actual experience and follow these content guidelines.

We moderate all reviews submitted to us and we take reasonable steps to ensure that only those who have booked or provided a travel service, such as a flight, stay, car hire or activity, can post a review of their experience.

We publish and display all reviews (both positive and negative), as long as they comply with these guidelines.

Any reviews not submitted directly to us and verified by us are clearly labeled.

In some cases, you may be able to submit feedback in real time—this means that you will have the option to provide immediate feedback on your hotel, flight, car hire or any activities booked through our site or app.

Moderation of reviews

We have a range of processes in place (automated tools and/or manual human moderation) that we use to identify content that is not compliant with these guidelines. Any reviews that are found to violate these guidelines will not be published on our site or app or will be removed if already in publication. Where reviews are rejected by our moderation processes, the author is informed by email that the review has been rejected because it does not comply with these content guidelines. In some cases, the author also has an opportunity to re-submit their review for re-moderation.

We do not edit or otherwise modify reviews or responses on a partner or traveler's behalf.

Eligibility and removal of reviews

Eligibility conditions

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

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

Fake reviews

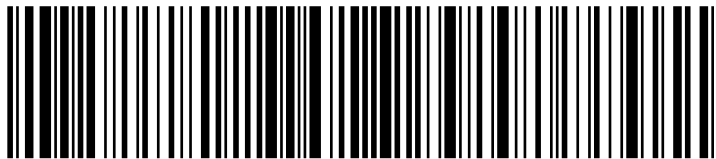
Fake reviews are reviews that don't reflect a genuine travel experience and are submitted in an attempt to mislead or manipulate other travelers' perception or behavior. Examples of fake reviews include:

- Where a property partner solicits or leaves a review of their own property.

157 44th Ave.

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

USPS CERTIFIED MAIL



9214 8901 9403 8338 3636 95

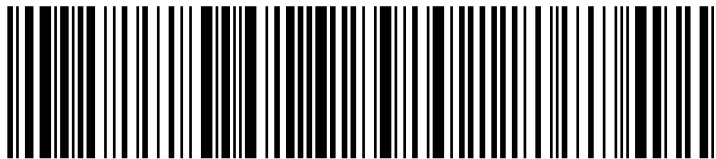
ABBAY DRIVE LLC
3630 W KENNEDY BLVD
TAMPA FL 33609-2802

NOH 20260408 SR
Jennifer Daunch

\$9.2400

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

USPS CERTIFIED MAIL



9214 8901 9403 8300 0038 3641 80

MARTUCCI LEGAL SERVICES PA
3630 W KENNEDY BLVD
TAMPA FL 33609

RA NOH 20260408 SR
Jennifer Daunch

\$9.2400

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

Agenda Report

Agenda Title Name: Case # 20260370
City of St Pete Beach v. Sunny Golden Hospitality
Address: 600 68th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: September 14, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

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

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

(1) Vegetation as follows:

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

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

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

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

(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.

Funding: N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Amended Notice of Violation
4. Notice of Violation
5. Evidence
6. Courtesy Notice
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
12. Amended Notice of Violation Banner
13. Courtesy Notice Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260370

vs.
SUNNY GOLDEN HOSPITALITY 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 **09/14/2026** 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 **600 68TH 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 08/10/2026



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

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City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 600 68TH 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.: 20260370

Lacey Knight
Signature of Officer posting

Lacey Knight
Print Name

8-10-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization,
this 10 day of August, 2026,

by Lacey Knight (name of person acknowledging).

[Signature]
Signature of Notary Public - State of Florida

Jennifer M. Dauch
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

7/27/2026

SUNNY GOLDEN HOSPITALITY LLC
600 68TH AVE
ST. PETE BEACH, FL 33706

RE: Case Number 20260370
Violation Address: 600 68TH AVE
Parcel ID#: 363115783360040280

Dear Property Owner:

The property has overgrown weeds, and the pool water has turned green. We kindly request that the property be maintained on a regular basis to ensure it remains in good condition. You are in violation of the following sections:

Sec. 46-33 - Enumeration.

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

(1) Vegetation as follows:

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

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

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

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

(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.

Sec. 99-5 - Registration of Real Property Mortgagee Holding Mortgages in Default

(a) Any mortgagee who holds a mortgage on real property located within the city shall perform an inspection of the property upon default by the mortgagor or prior to the issuance of a notice of default. If the property is found to be vacant or shows evidence of vacancy, it shall be deemed vacant or abandoned and the mortgagee shall, within two days of the inspection, register the property with the code enforcement office on forms provided by the office or its designee, even though the real property may not be vacant. If the mortgage on the property is in default, no later than ten days after the date that a default is declared, the mortgagee shall register the property with the code enforcement office electronically via the internet and further located at <http://www.stpetebeach.org/vacant> registry with forms provided at said address.

(b) If the property is occupied but remains in default, it should be inspected monthly by the mortgagee or mortgagee's designee.

(c) Within ten days of the date the mortgagee declares its mortgage to be in default, the mortgagee shall register the real property with the city's designee and, at the time of registration, shall designate in writing a local property manager to inspect, maintain and secure the real property subject to the mortgage in default.

(d) Registration. Registration pursuant to this section shall contain at a minimum the name of the mortgagee, the mailing address of the mortgagee, e-mail address, and telephone number and name. The local property manager named in the registration shall be located within 20 miles of the City of St. Pete Beach and available to be contacted by the city, Monday through Friday between 9:00 a.m. and 5:00 p.m., holidays and lunch hours accepted. The city shall charge a fee of \$150.00 for any registration or a modification of registration and it may assign and delegate the collection of such fee to an independent contractor.

(e) This section shall also apply to properties that have been the subject of a foreclosure sale where title is transferred to the mortgagee as well as any properties transferred to the mortgagee under a deed in lieu of foreclosure.

(f) Properties subject to this section shall remain under the annual registration requirement, inspection, security, and maintenance standards of this section as long as they remain vacant or subject to having been declared by a mortgagee to be in default.

(g) Any person or other legal entity that has registered a property under this chapter must report any change of information contained in the registration within ten days of change.

(h) Failure of the mortgagee and/or property owner of record to properly register or to revise from time to time the registration to reflect a change of circumstances as required by this chapter is a violation of the codes of the city and may result in a citation by the code enforcement officer. Pursuant to a finding and determination by the special magistrate or court of competent jurisdiction that any property is in violation of city's ordinances, the city may take the necessary action to ensure compliance with its ordinance and place a lien/s on the property for the cost of the work performed to benefit the property and to bring it into compliance, which lien may be assigned to either the entity that performs the work or arranges to have the work performed.

Sec. 99-6. - Maintenance requirements.

(d) Pools and spas shall be kept in working order so that pool and spa water remains free and clear of pollutants and debris. Pools and spas shall comply with the enclosure requirements of the City Code and the Florida Building Code.

These violation(s) must be corrected **no later than 08/03/2026**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

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

Lucy Knight
Code Enforcement Officer



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

NOTICE OF VIOLATION

07/24/2026

SUNNY GOLDEN HOSPITALITY LLC
600 68TH AVE
ST. PETE BEACH, FL 33706

RE: Case Number 20260370
Violation Address: 600 68TH AVE
Parcel ID#: 363115783360040280

Dear Property Owner:

The property has overgrown weeds, and the pool water has turned green. We kindly request that the property be maintained on a regular basis to ensure it remains in good condition. You are in violation of the following sections:

Sec. 46-33 - Enumeration.

(1) Vegetation as follows:

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

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

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

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

(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.

Sec. 99-6. - Maintenance requirements.

(d) Pools and spas shall be kept in working order so that pool and spa water remains free and clear of pollutants and debris. Pools and spas shall comply with the enclosure requirements of the City Code and the Florida Building Code.

These violation(s) must be corrected **no later than 07/31/2026**. 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

CE20260370

- **Respondent(s): Sunny Golden Hospitality LLC**
- **Violation address: 600 68th Ave**
- **Violation(s) Description: The property is in violation of section 46-33 (1)(a), (3), (9) Enumeration, section 98-64 (a) General Maintenance, Sec. 98-66 (18) Residential and Commercial property Maintenance, of the Code of Ordinances of the City of St. Pete Beach**

CE20260370

Case Summary

- Initial inspection: 07/07/2026**
- Notice of Violation dated and mailed: 07/27/2026**
- Notices of Hearing dated and posted on the property: 08/10/2026**

CE20260370

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 10th day of August, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 600 68TH 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.: 20260370

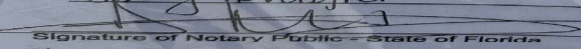

Signature of Officer posting

Lacey Knight
Print Name

8-10-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization, this 10 day of August, 2026.

by Lacey 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



August 10, 2026 at 12:41:34 PM

600 68th Ave

CE20260370

Unsanitary Pool



600 68th Ave

CE20260370

Unsanitary pool



600 68th Ave

CE20260370

Weeds



600 68th Ave

CE20260370

Email from owner

July 24, 2026

To Whom It May Concern,

Property Name: The Upham Beach Inn

Owner: Sunny Golden Hospitality LLC

Mailing Address: 1276 Diamond Bar Ct, Redding, CA 96003

Phone: 530-515-3761

Email: theuphaminn@gmail.com

This letter serves as the Letter of Intent regarding the swimming pool at The Upham Beach Inn. At this time, the pool remains closed and is not being operated or made available for guest use. We do not intend to maintain an active public pool permit while the pool remains out of service.

The property is currently negotiating offers for selling, and under the current ownership, we do not plan to reopen or operate the pool. Any future decisions regarding the pool will be made by the new owner following the sale of the property. Should a future owner choose to reopen the pool, we understand they will be required to comply with all applicable health and safety regulations, complete any required inspections, and obtain the appropriate operating permit before opening it for public use.

Please update your records accordingly. If any additional information or documentation is required, please let us know.

Thank you for your assistance.

Sincerely,

Kevin and Chelsea Rhoderick
Sunny Golden Hospitality LLC
The Upham Beach Inn

600 68th Ave



COURTESY NOTICE

07/07/2026

SUNNY GOLDEN HOSPITALITY LLC
600 68TH AVE
ST. PETE BEACH FL 333706

RE: Case Number 20260370
Violation Address: 600 68TH AVE
Parcel ID#: 363115783360040280

Dear Property Owner and/or Occupant,

The property has overgrown weeds, and the pool water has turned green. We kindly request that the property be maintained on a regular basis to ensure it remains in good condition.

Your property at 600 68TH AVE is found to be in violation of the following code(s).

Sec. 46-33 - Enumeration.

(1) Vegetation as follows:

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

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

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

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

(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.

Sec. 99-6. - Maintenance requirements.

(d) Pools and spas shall be kept in working order so that pool and spa water remains free and clear of pollutants and debris. Pools and spas shall comply with the enclosure requirements of the City Code and the Florida Building Code.

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 **07/16/2026**.

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

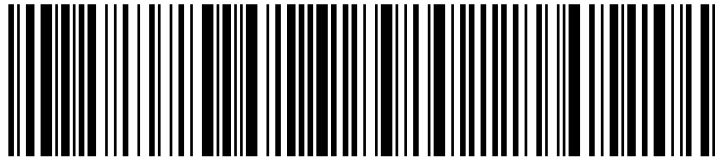
If you have any question, please contact St. Pete Beach Code Enforcement.

(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 8300 0037 9220 15

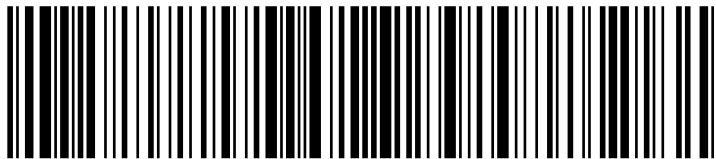
SUNNY GOLDEN HOSPITALITY LLC
600 68TH AVE
ST PETE BEACH FL 33706

NOH 20260370 LK
Jennifer Daunch

\$9.2400

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

USPS CERTIFIED MAIL



9214 8901 9403 8335 3844 26

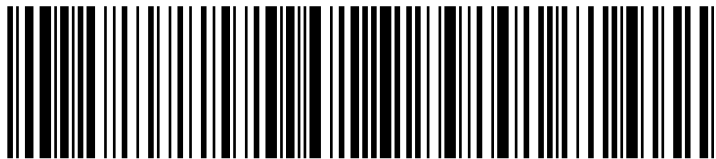
SUNNY GOLDEN HOSPITALITY LLC
600 68TH AVE
ST PETE BEACH FL 33706-2005

NOV 20260370 LK
Jennifer Daunch

\$9.2400

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

USPS CERTIFIED MAIL



9214 8901 9403 8332 3632 95

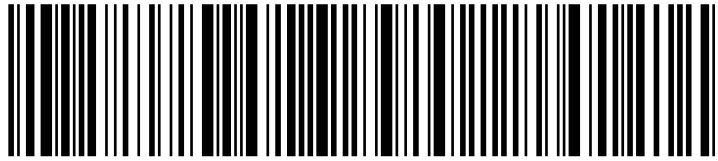
RHODERICK KEVIN
600 68TH AVE
ST PETE BEACH FL 33706-2005

RA CN 20260370 LK
Jennifer Daunch

\$8.8600

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

USPS CERTIFIED MAIL



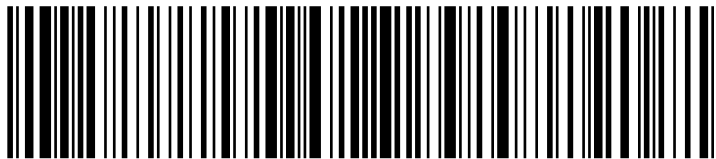
9214 8901 9403 8300 0037 9217 42

RHODERICK KEVIN
600 68TH AVE
ST PETE BEACH FL 33706

RA NOH 20260370 LK
Jennifer Daunch

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

USPS CERTIFIED MAIL



9214 8901 9403 8335 3845 56

RHODERICK KEVIN
600 68TH AVE
ST PETE BEACH FL 33706-2005

RA NOV 20260370 LK
Jennifer Daunch

\$9.2400

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

USPS CERTIFIED MAIL



9214 8901 9403 8335 6288 03

SUNNY GOLDEN HOSPITALITY LLC
600 68TH AVE
ST PETE BEACH FL 33706-2005

ANOV 20260370 LK
Jennifer Daunch

\$9.2400

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

USPS CERTIFIED MAIL



9214 8901 9403 8332 3630 28

SUNNY GOLDEN HOSPITALITY LLC
600 68TH AVE
ST PETE BEACH FL 33706-2005

CN 20260370 LK
Jennifer Daunch

\$8.8600

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

Agenda Report

Agenda Title Name: **Case # 20260388**
 City of St Pete Beach v. Golden Vortex RE LLC
 Address: 902 Boca Ciega Isle Dr

Action Request: N/A

Strategic Objective:

Date: September 14, 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.

(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.

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

City:

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

(b) Standards for improved property.

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

(c) Litter.

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

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

Funding:

N/A

Attachments:

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

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

CITY OF ST. PETE BEACH,
Petitioner,
vs.
GOLDEN VORTEX RE LLC
Respondent(s)

Case Number: 20260388

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 **09/14/2026** 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 **902 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 08/27/2026

Steven Rivera

Steven Rivera
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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



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 27th day of August, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 902 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.: 20260388

Signature of Officer posting

Steven Rivera

Print Name

8-27-26

Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization,

this 27 day of August, 2026,

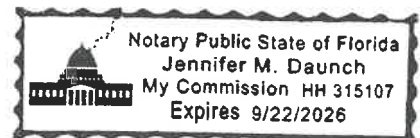
by Steven Rivera

(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

NOTICE OF VIOLATION

8/11/2026

GOLDEN VORTEX RE LLC
5275 61ST AVE S
ST PETERSBURG, FL 33715-2402

RE: Case Number 20260388
Violation Address: 902 BOCA CIEGA ISLE DR
Parcel ID#: 063216095940010330

Dear Property Owner:

The grass/weeds on the property are overgrown and need to be cut and maintained regularly. The misc. trash and debris on the property needs to be cleaned up and disposed of. The misc. construction debris needs to be stored out of public view or removed from the property. Please correct these violations by the outlined date below.

Sec. 46-33 - Enumeration.

Sec. 46-33. - Enumeration.

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

(1) Vegetation as follows:

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

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

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

Sec. 98-65 - Unsightly Conditions.

Sec. 98-65. - Unsightly conditions.

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

(4) Property exteriors with trash, litter, debris, packing boxes, lumber, construction material, solid

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

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

(b) Standards for improved property.

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

(c) Litter.

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

(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 08/21/2026**. 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,



Steven Rivera
Code Enforcement Officer

CE20260388

- **Respondent(s): Golden Vortex RE LLC**
- **Violation address: 902 Boca Ciega Isle Dr**
- **Violation(s) description: The property is in violation of section 46-33 (1), (2), & (3) Enumeration, 98-65 (4) Unsightly conditions, 98-66 (a), (b), (20), (c), (3), & (e) Residential and Commercial Property Maintenance of the City of St. Pete Beach**

CE20260388

Case Summary

- Initial inspection: 7/20/2026**
- Notice of Violation dated and mailed certified: 8/11/2026**
- Notices of Hearing dated and posted on the property:
8/27/2026**

20260388

Affidavit of Posting

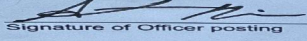

The Sunset Capital of Florida
155 Corey Avenue, St. Pete Beach, FL 33706 www.stpetebeach.org

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 27th day of August, 2026, at the following locations:

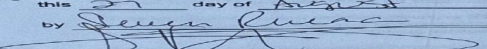
City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 902 BOCA CIEGA ISLE DR St. Pete Beach, FL 33706 by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No.: 20260388


Signature of Officer posting

Steven Rivera
Print Name

8-27-26
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of
☒ physical presence or ☐ online notarization,
this 27 day of August, 2026
by  (name of person acknowledging).
Signature of Notary Public - State of Florida

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

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



Aug 27, 2026 at 10:41:08 AM

902 Boca Ciega Isle Dr.

20260388

Overgrown vegetation



902 Boca Ciega Isle Dr.

20260388

Pile of palm fronds



902 Boca Ciega Isle Dr.

20260388

Pallet of pavers



902 Boca Ciega Isle Dr.

20260388

Pallet of pavers



902 Boca Ciega Isle Dr.

20260388

Tide pole and construction debris



902 Boca Ciega Isle Dr.

20260388

Tree stump



902 Boca Ciega Isle Dr.

20260388
Tree debris piled on property



902 Boca Ciega Isle Dr.

20260388

Dock debris and boat lift



902 Boca Ciega Isle Dr.

20260388
Construction rubble/debris



902 Boca Ciega Isle Dr.

20260388
Plie of construction debris and overgrown
vegetation



902 Boca Ciega Isle Dr.

20260388
construction debris/fence



902 Boca Ciega Isle Dr.

20260388

Demo debris



902 Boca Ciega Isle Dr.

20260388

Demo debris and vegetation



902 Boca Ciega Isle Dr.

20260388
Dead frond on the tree



902 Boca Ciega Isle Dr.



COURTESY NOTICE

07/22/2026

GOLDEN VORTEX RE LLC
5275 61ST AVE S
ST PETERSBURG FL 33715-2402

RE: Case Number 20260388
Violation Address: 902 BOCA CIEGA ISLE DR
Parcel ID#: 063216095940010330

Dear Property Owner and/or Occupant,

The grass/weeds on the property are overgrown and need to be cut and maintained regularly. The misc. trash and debris on the property needs to be cleaned up and disposed of. The misc. construction debris needs to be stored out of public view or removed from the property. We kindly ask that you address these violations by the outlined date below.

Your property at 902 BOCA CIEGA ISLE DR is found to be in violation of the following code(s).

Sec. 46-33 - Enumeration.

Sec. 46-33. - Enumeration.

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

(1) Vegetation as follows:

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(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.

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Sec. 98-65 - Unsightly Conditions.

Sec. 98-65. - Unsightly conditions.

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

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

Sec. 98-66 - Residential and Commercial Property Maintenance

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

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

(b) Standards for improved property.

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

(c) Litter.

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

(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 Steven Rivera

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

Compliance must be met by the revisit date of .

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

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

(727)748-1722

Codeenforcement@stpetebeach.org

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 5696 27

GOLDEN VORTEX RE LLC
5275 61ST AVE S
ST PETERSBURG FL 33715-2402

NOH 20260388 SR
Jennifer Daunch

\$9.2400

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

USPS CERTIFIED MAIL



9214 8901 9403 8338 2511 52

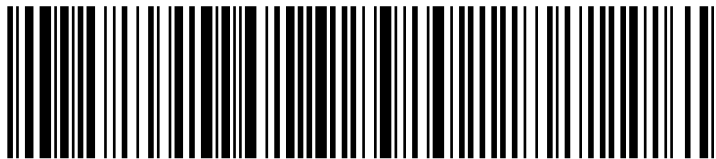
GOLDEN VORTEX RE LLC
5275 61ST AVE S
ST PETERSBUG FL 33715-2402

NOV 20260388 SR
Jennifer Daunch

\$9.2400

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

USPS CERTIFIED MAIL



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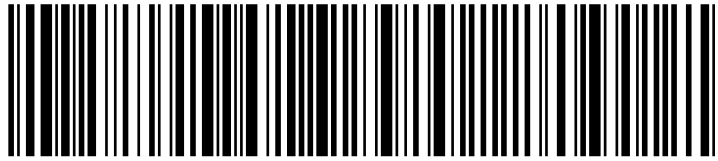
PATNODE CHRISTOPHER
5275 61ST AVE S
ST PETERSBURG FL 33715

RA CN 20260388 SR
Jennifer Daunch

\$9.2400

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

USPS CERTIFIED MAIL



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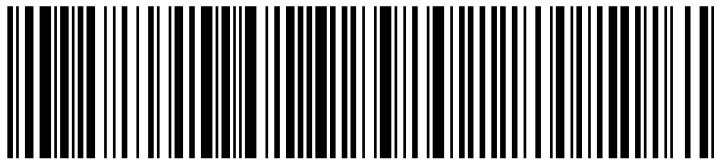
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USPS CERTIFIED MAIL



9214 8901 9403 8300 0038 2514 28

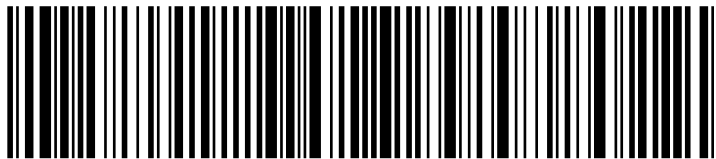
PATNODE CHRISTOPHER
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Jennifer Daunch

\$9.2400

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

USPS CERTIFIED MAIL



9214 8901 9403 8335 0696 13

GOLDEN VORTEX RE LLC
5275 61ST AVE S
ST PETERSBURG FL 33715-2402

CN 20260388 SR
Jennifer Daunch

\$9.2400

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

Agenda Report

Agenda Title Name: Case # 20260407
City of St Pete Beach v. Ghaith Sami
Address: 301 41st Ave St Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: September 14, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: This property was found in fiolation by the Special Magistrate on May 11, 2026 for the same violation Section 8.2 permitted principal uses and structures. This constitutes a repeat violation of the section mentioned above and will not be allowed to continue.

Funding: N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Repeat Notice of Violation
4. Evidence
5. Previous SM order 5-11-26
6. Notice of Hearing Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260407

vs.
GHAITH, SAMI
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **09/14/2026** at 10 a.m., there will be a Special Magistrate Hearing held at:

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

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

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

Should you be found in violation of any section of the City of St. Pete Beach Code of Ordinances and/or Land Development Code, the Special Magistrate has the power, by law, to levy fines of up to \$250.00 per day against your property located at **301 41ST AVE** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 08/12/2026

Steven Rivera

Steven Rivera
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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 August, 2026, at the following locations:

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

Case No.: 20260407



Signature of Officer posting

Steven Rivera

Print Name

8-12-26

Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

☒ physical presence or ☐ online notarization,

this 12 day of August, 2026,

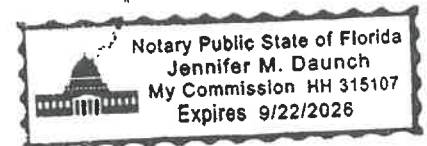
by Steven Rivera (name of person acknowledging).



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

NOTICE OF REPEAT VIOLATION

8/12/26

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

RE: Case Number 20260407
Violation: Sec. 8.2 - Permitted principal uses and structures.
Violation Address: 301 41ST AVE
Parcel ID#: 073216074880010080

Dear Property Owner:

Short term rentals are not permitted within the RU-1 zoning district.

Your property was found in violation by the Special Magistrate on May 11, 2026, for the same violation (Sec. 8.2 Permitted principal uses and structures). 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 September 14th, 2026.

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

Sincerely,

Steven Rivera
Steven Rivera
Code Enforcement Officer

- **Respondent(s): Sani Ghaith**
- **Violation address: 301 41st 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**

Case Summary

- Initial inspection: 8/5/2026**
- Notice of Repeat Violation dated and mailed certified date:8/12/2026**
- Notices of Hearing dated and posted on the property:8/12/2026**

20260407

Affidavit of Posting

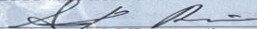

The Sunset Capital of Florida
155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Affidavit of Posting

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

Case No. 20260407

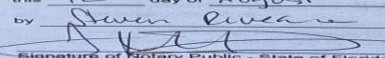

Signature of Officer posting

Steven Rivera
Print Name

8-12-26
Date

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

by Steven Rivera (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 _____



Aug 12, 2026 at 10:21:15 AM

301 41st Ave.

20260407

Airbnb advertisement & pricing

airbnb.com/rooms/1343007677567696072?adults=2&children=2&location=St.%20Pete%20Beach%2C%20FL&search_mode=regular_search&check_in=2026-08-15&check_out=2026-08-22&infants=0&pets=0&source_impression_id=p3_178592929...

SPB Bookmarks SeeClickFix Adobe Acrobat

airbnb

Anywhere Anytime Add guests

Become a host

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

Share Save



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

Hosted by Sam
Superhost · 8 years hosting

These dates are priced lower than usual

\$1,309 for 7 nights

CHECK-IN 8/15/2026	CHECKOUT 8/22/2026
-----------------------	-----------------------

77°F Mostly sunny

7:36 AM 8/5/2026

301 41st Ave.

20260407

Airbnb review (JUNE)

airbnb.com/rooms/1343007677567696072?adults=2&children=2&location=St.%20Pete%20Beach%2C%20FL&search_mode=regular_search&check_in=2026-08-15&check_out=2026-08-22&infants=0&pets=0&source_impression_id=p3_178592929...

SPB Bookmarks SeeClickFix Adobe Acrobat

Photos Amenities Reviews Location

\$1,309 for 7 nights 2 reviews Reserve

You won't be charged yet

Clear dates Report this listing

2 reviews

Average rating will appear after 3 reviews

[How reviews work](#)



Tammy
Laguna, Wisconsin

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

Very nice place and well worth the trip to stay at the house. Definitely want to rent it again. The only downside was that the hot tub was a disappointment as it was not useable. Sam...

[Show more](#)



Connor
5 months on Airbnb

★★★★★ · April 2026 · Stayed a few nights

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

[Show more](#)

Where you'll be

St. Pete Beach, Florida, United States



77°F Mostly sunny

7:37 AM 8/5/2026

301 41st Ave.

20260407

Airbnb review policy

The screenshot shows the Airbnb Help Center interface. At the top, the browser address bar displays 'airbnb.com/help/article/13#section-heading-0'. Below the browser bar, the Airbnb logo and 'Help Center' text are on the left, and a search bar with the placeholder 'Search how-tos and more' is on the right. The main content area has a breadcrumb trail: 'Home > All topics > Reviews > Review basics for everyone > Reviews for homes'. Below this, the section 'How-to' is followed by the title 'Reviews for homes'. The text explains that the community relies on relevant, authentic, and trustworthy reviews to help hosts improve and let future guests know what to expect. It mentions that guests can submit reviews to share feedback, and hosts can use those reviews to learn what's going well and what they can improve. To the right of this text is a pink button that says 'Log in or sign up'. Below the main text, there is a section 'In this article' with three links: 'Leaving a review for a home or a guest', 'How listing and host ratings are calculated', and 'After reviews are published'. Further down, the section 'Leaving a review for a home or a guest' is followed by the sub-section 'Who can leave a review and when'. The text states that after a guest checks out, both the guest and their host will be prompted to leave a review, and both parties will have 14 days after checkout to submit their review. It also notes that reviews are only posted after both parties have submitted their reviews, or once the 14-day period has ended—whichever comes first.

Home > All topics > Reviews > Review basics for everyone > Reviews for homes

How-to

Reviews for homes

Our community relies on relevant, authentic, and trustworthy reviews to help hosts improve and let future guests know what to expect. Guests can submit reviews to share feedback about the home they booked, while hosts can use those reviews to learn what's going well and what they can improve.

Get help with your reservations, account, and more.

[Log in or sign up](#)

In this article

- [Leaving a review for a home or a guest](#)
- [How listing and host ratings are calculated](#)
- [After reviews are published](#)

Leaving a review for a home or a guest

Who can leave a review and when

After a guest checks out, both the guest and their host will be prompted to [leave a review](#). Both parties will have 14 days after checkout to submit their review.

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

301 41st Ave.

20260407

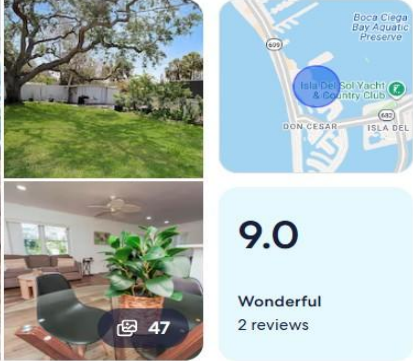
Vrbo advertisement & pricing

vrbo.com/4945016?dateless=true&x_pwa=1&rfr=HSR&pwa_ts=1785951486837&referrerUrl=aHR0cHM6Ly93d3cudnJib5jb20vSG90ZWwtU2VhcmNo&useRewards=false&adults=2&children=1_17%2C1_17®ionId=553248635976479936&...

SPB Bookmarks SeeClickFix Adobe Acrobat

Vrbo Open app USD List your property Help My trips Sign in

← See all properties Share Save



Modern 3BR Beach House in St. Pete • Walk to Sand + Fenced Yard

3 bedrooms 2 bathrooms Sleeps 6

Highlights

- Top rated beach location
Discover paradise at this top rated beach location.
- Easy to get around
Guests love the convenient spot for exploring the area.

Popular amenities

Add dates for total pricing

Start ... End d...

Travelers
4 travelers

\$131
\$3,670 for 28 nights
All fees included
Nov 2 - Nov 30

Check availability

86°F Mostly cloudy 2:26 PM 8/5/2026

301 41st Ave.

20260407

Vrbo host info

vrbo.com/4945016?dateless=true&x_pwa=1&rfrr=HSR&pwa_ts=1785951486837&referrerUrl=aHR0cHM6Ly93d3cudnJiby5jb20vSG90ZWwtU2VhcmNo&useRewards=false&adults=2&children=1_17%2C1_17®ionId=553248635976479936&...

SPB Bookmarks SeeClickFix Adobe Acrobat

[← See all properties](#)

[See more](#)

About the host

 **Sam**
Host

9 Communication 9 Check-in process 0% Host cancellation rate

Languages: Arabic, English

[Contact host](#)

[Share](#) [Save](#)

ⓘ Add dates for total pricing

[Start ...](#) [End d...](#)

[Travelers](#)
4 travelers

\$131
\$3,670 for 28 nights
All fees included
Nov 2 - Nov 30

[Check availability](#)

[Contact host](#)

Reviews

9.0/10
Wonderful
2 verified reviews ⓘ

9.0 Cleanliness 10 Location 9.0 Check-in

8/10 Good
Nice place near beach
[Show more](#)

Joseph B.

10/10 Excellent
Great location.
[Show more](#)

Kimberlee

86°F Mostly cloudy

2:27 PM 8/5/2026

301 41st Ave.

20260407

Vrbo reviews

vrbo.com/4945016?dateless=true&x_pwa=1&rfrr=HSR&pwa_ts=1785951486837&referrerUrl=aHR0cHM6Ly93d3cudnJib20vSG90ZWwtU2VhcmNo&useRewards=false&adults=2&children=1_17%2C1_17®ionId=553248635976479936&...

SPB Bookmarks SeeClickFix Adobe Acrobat

See all properties Share Save

Guest reviews

9.0/10 Wonderful
2 verified reviews ⓘ

Cleanliness 9.0	Check-in 9.0
Communication 9.0	Location 10

[See more](#)

All reviews

Traveler type Reviews with photos

Sort by **Most relevant** ▾

8/10 Good
Nice place near beach
Liked: cleanliness, check-in, communication, location, value for money

Joseph B.
Traveled with partner
Stayed 5 nights in May 2026
[Verified review](#) ⓘ

10/10 Excellent
Great location.
Liked: cleanliness, check-in, communication, location, listing accuracy, value for money

Kimberlee
Traveled with group
Stayed 2 nights in Jul 2026
[Verified review](#) ⓘ

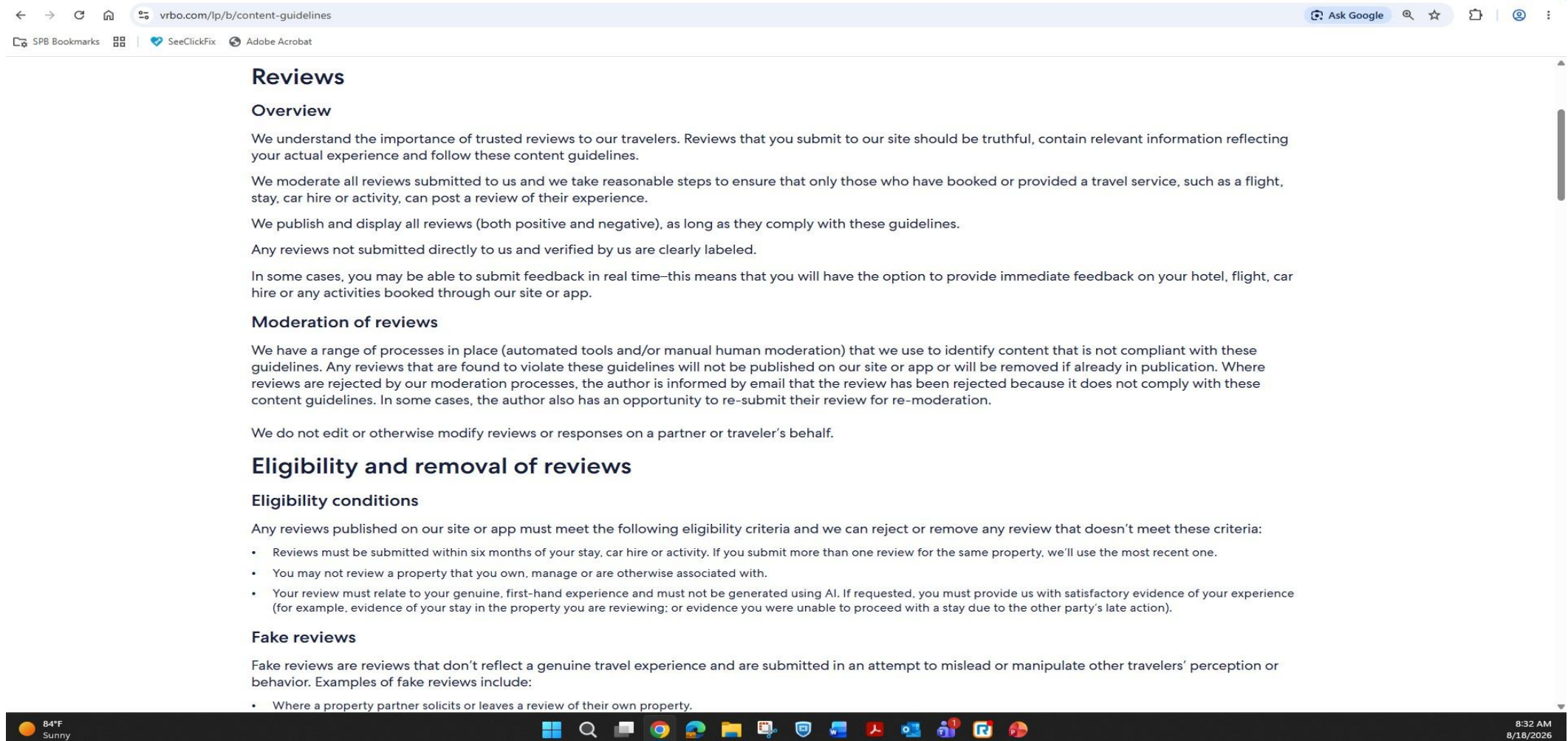
Free WiFi Air conditioning Contact host

86°F Mostly cloudy 2:25 PM 8/5/2026

301 41st Ave.

20260407

Vrbo review policy

A screenshot of a web browser displaying the Vrbo review policy page. The browser's address bar shows the URL 'vrbo.com/lp/b/content-guidelines'. The page content is titled 'Reviews' and includes sections for 'Overview', 'Moderation of reviews', 'Eligibility and removal of reviews', and 'Fake reviews'. The 'Overview' section explains the importance of reviews and the moderation process. The 'Moderation of reviews' section details the automated and manual review processes. The 'Eligibility and removal of reviews' section lists the criteria for reviews to be published. The 'Fake reviews' section defines what constitutes a fake review and provides examples. The browser's taskbar at the bottom shows the date and time as 8:32 AM on 8/18/2026, along with various application icons and a weather widget showing 84°F and 'Sunny'.

301 41st Ave.

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20260207

ADDRESS: 301 41st Ave.

SAMI GHAITH,

Respondent.

/

**FINAL ADMINISTRATIVE ORDER AND
ORDER IMPOSING FINES AND COSTS**

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

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Lucy Knight.
2. Respondent appeared and represented himself.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified of the following violation of the City's Land Development Code.

Section 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.***
5. The City presented evidence of a single AirBnB review the indicated the guest “stayed a few days”, as well as the AirBnB review policies.

6. Respondent testified that he has owned the property for that last 4-5 years and it is his primary residence. He recently switched to a third-party software platform for listing and advertising the property, which overrode the settings he had to only have the property listed as a thirty-day rental. As soon as he was made aware of this, he changed the settings, but the rental already occurred.

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

7. Respondent is found to be in violation of the stated code sections for renting the property on a short-term basis in violation of the Code. Respondent is assessed a fine of **\$150.00** for **1 stay**, as well as the reasonable administrative costs of the City of **\$330.00**.
8. Respondent is ordered to immediately cease renting the property for a term less than thirty (30) days.
9. Pursuant to Section 22-279 (a) of the City's Code of Ordinances, Respondent may request a hearing to challenge any fine amount within twenty (20) days of the date of the original order.
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 to be in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondent may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on May 12, 2026.



Erica F. Augello, Esq., BCS
Special Magistrate

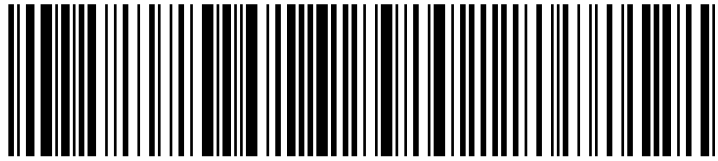
A copy of this Order was sent via email to Respondent at Sami51689@gmail.com on May 12, 2026.

APPEALS

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

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

USPS CERTIFIED MAIL



9214 8901 9403 8300 0038 3633 43

GHAITH SAMI
301 41ST AVE
ST PETE BEACH FL 33706

NOH 20260407 SR
Jennifer Daunch

\$9.2400

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

Agenda Report

Agenda Title Name: Case # 20260343
City of St. Pete Beach v. Donovan Kenneth
Frederick Donovan, Willma Ann
Address: 820 59th Ave St. Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: September 14, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Sec. 46-33. - Enumeration.
Sec. 98-65. - Unsightly conditions.
Sec. 98-66. - Residential and commercial property
maintenance.

Funding: N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Notice of Repeat Violation
4. 13. Amended Final Administrative Order (CE
20250602 - Donovan - repeat)
5. Evidence
6. Notice of Hearing Banner

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

CITY OF ST. PETE BEACH,
Petitioner,

Case Number: 20260343

vs.

DONOVAN, KENNETH FREDERICK DONOVAN, WILMA ANN
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 **09/14/2026** 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 **820 59TH 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 08/10/2026



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 10th day of August, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 820 59TH 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.: 20260343

Lacey Knight
Signature of Officer posting

Lacey Knight
Print Name

8-10-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

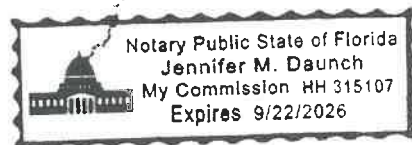
☒ physical presence or ☐ online notarization,

this 10 day of August, 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 REPEAT VIOLATION

8/10/2026

DONOVAN, KENNETH FREDERICK DONOVAN, WILMA ANN
820 59TH AVE
ST PETE BEACH FL 33706-2222 ,

RE: Case Number 20260343
Violation: Sec. 98-66, 98-65, and 46-33
Violation Address: 820 59TH AVE
Parcel ID#: 313116023790000130

Dear Property Owner:

In July 2025 you were adjudicated in violation for outdoor storage, trash, debris and concrete in yard. Since you continue to leave these items on driveway, this case is being referred to special magistrate as a repeat violation.

Your property was found in violation by the Special Magistrate on July 14, 2025, for the same violation (Sec. 98-66, 98-65, and 46-33). 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 September 14, 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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250602

ADDRESS: 820 59th Ave.

**KENNETH FREDERICK DONOVAN
and WILMA ANN DONOVAN,**

Respondents.

**AMENDED FINAL ADMINISTRATIVE ORDER AND ORDER IMPOSING FINES AND
COSTS**

This case came before the Special Magistrate on December 8, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Steven Rivera.
2. Kenneth Donovan appeared on behalf of Respondents.
3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondents were notified that they were in violation of Sections 46-33, 98-65, and 98-66 of the City's Code of Ordinances for failure to properly maintain the property.
5. In a Final Administrative Order dated June 11, 2025, Respondent was found by the Magistrate to have violated the same stated code sections.
6. Code Enforcement Officer Rivera submitted photographic evidence from September 3, 2025, September 29, 2025, October 7, 2025, November 10, 2025, and November 13, 2025, demonstrating wood debris, a dolly, chemical receptacles, a lawnmower, auto jack, tools, tires, and other automotive equipment, as well as bins and other items.
7. Respondent testified that the items are transitory and they are not the same items all the time, though did not contest that there were items in the driveway at all times.

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

8. Respondents are found to be in violation of Sections 46-33 98-65, and 98-66 of the City's Code of Ordinances for failing to maintain the property. As this is the same violation within a period of five (5) years, the violation is determined to be a repeat violation.
9. As a repeat violation, no time to cure the violation will be given, and Respondents are assessed **\$50 per day** from the date of this Order until the property comes into compliance. Plus, the reasonable administrative costs of the City in the amount of **\$330.00**, as well as all costs necessary for recording a corresponding lien.
10. Respondents have been advised that they will need to work with the City to determine what compliance looks like, as regardless of the transitory nature of some of the items, if there are items being stored in the driveway they will remain in violation of the City's Code.
11. It is Respondents' responsibility to notify the City's Code Enforcement Department once the property is in compliance.
12. Should Respondents be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondents may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on December 16, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via email at papaken13@verizon.net on December 16, 2025.

APPEALS

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

CE20260343

- **Respondent(s): Kenneth Frederick Donovan, Wilma Ann Donovan**
- **Violation address: 820 59th Ave**
- **Violation(s) Description: The property is in violation of section 46-33 (1)(a), (3), (9) Enumeration, section 98-65 (4) Unsightly conditions, Sec. 98-66 (a), (e) Residential and Commercial property Maintenance, of the Code of Ordinances of the City of St. Pete Beach**

CE20260343

Case Summary

- Initial inspection: 06/17/2026**
- Notice of Violation dated and mailed: 08/10/2026**
- Notices of Hearing dated and posted on the property: 08/10/2026**

CE20260343

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 10th day of August, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 820 59TH 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.: 20260343


Signature of Officer/Posting

Lucy Knight
Print Name

8-10-2026
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 10 day of August, 2026.

by Lucy Knight (name of person acknowledging).


Signature of Notary Public, State of Florida

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

☒ Personally Known -OR- ☐ Produced Identification

Type of Identification Produced _____



August 10, 2026 at 12:32:57 PM

820 59th Ave

CE20260343

Debris in driveway



820 59th Ave

CE20260343

Debris on driveway



820 59th Ave

CE20260343

Debris on driveway



Jul 7, 2026 at 9:41:52 AM
St. Pete Beach, FL

820 59th Ave

CE20260343

Debris on driveway



820 59th Ave

CE20260343

Debris on driveway



820 59th Ave

CE20260343

Debris on driveway cleaned up



820 59th Ave

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

USPS CERTIFIED MAIL



9214 8901 9403 8337 9221 69

DONOVAN KENNETH FREDERICK
DONOVAN WILMA ANN
820 59TH AVE
ST PETE BEACH FL 33706-2222

NOH 20260343 LK
Jennifer Daunch

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

Agenda Report

Agenda Title Name: Case # 20260450
City of St Pete Beach v. Adams William W
Address: 1805 Pass A Grille Way St Pete Beach,
FL 33706

Action Request: N/A

Strategic Objective:

Date: September 14, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Sec. 46-33. - Enumeration.
Sec. 98-65. - Unsightly conditions.

Funding: N/A

Attachments:

1. Notice of Hearing
2. Affidavit of Posting
3. Notice of Repeat 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: 20260450

vs.
ADAMS, WILLIAM W
Respondent(s)

NOTICE OF HEARING

Dear Owner(s)/Violator(s):

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

YOU ARE HEREBY FORMALLY NOTIFIED that on **09/14/2026** 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 **1805 PASS A GRILLE WAY** for every day that each violation continues beyond the date set by the Special magistrate for compliance.

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

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

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

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

PLEASE GOVERN YOURSELF ACCORDINGLY,

DATED 08/26/2026

Steven Rivera

Steven Rivera
Code Enforcement Officer
CITY OF ST. PETE BEACH

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

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



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

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 26th day of August, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 1805 PASS A GRILLE WAY St. Pete Beach, FL 33706 by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No.: 20260450


Signature of Officer posting

Steven Rivera
Print Name

8-26-26
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY

The foregoing instrument was acknowledged before me by means of

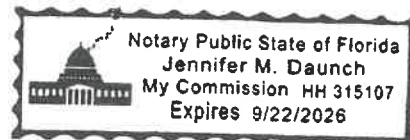
☒ physical presence or ☐ online notarization,

this 26 day of August, 2026.

by Steven Rivera (name of person acknowledging).


Signature of Notary Public - State of Florida

Jennifer M. Dauch
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

8/26/2026

ADAMS, WILLIAM W
1805 PASS A GRILLE WAY
ST PETE BEACH , FL 33706-4242

RE: Case Number 20260450
Violation: 46-33 (1), (2), & (3) Enumeration & 98-65 (4) Unsightly conditions
Violation Address: 1805 PASS A GRILLE WAY
Parcel ID#: 183216686340000011

Dear Property Owner:

The property is overgrown and has horticulture and other misc. debris on the property.

Your property was found in violation by the Special Magistrate on 8/12/2024, for the same violation (46-33 & 98-65). 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 9/14/2026.

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

Sincerely,

A handwritten signature in black ink that reads "Steven Rivera". The signature is written in a cursive, slightly slanted style.

Steven Rivera
Code Enforcement Officer

CE20260450

- **Respondent(s): William W Adams**
- **Violation address: 1805 Pass A Grille Way**
- **Violation(s) Description: The property is in violation of section 46-33 (1), (2), & (3), Enumeration, section 98-65 (4) Unsightly conditions, Residential and Commercial property Maintenance, of the Code of Ordinances of the City of St. Pete Beach**

CE20260450

Case Summary

- **Initial inspection: 8/20/2026**
- **Notice of Repeat Violation dated and mailed certified date:8/26/2026**
- **Notices of Hearing dated and posted on the property:8/26/2026**

CE20260450

Affidavit of Posting

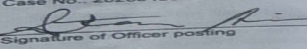

155 Corey Avenue St. Pete Beach, FL 33706 www.stpetebeach.org

Affidavit of Posting

I hereby certify and affirm that copies of the attached Notice of Violation and Notice of Hearing were posted on the 26th day of August, 2026, at the following locations:

City Hall, 155 Corey Ave St. Pete Beach, FL 33706 and 1805 PASS A GRILLE WAY St. Pete Beach, FL 33706 by the undersigned designated official of City of St Pete Beach in accordance with the requirements of Chapter 162.12, Florida Statutes and chapter 22, article IX, of the City's Code of Ordinances.

Case No.: 20260450

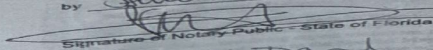

Signature of Officer posting

Steven Rivera
Print Name

8-26-26
Date

STATE OF FLORIDA COUNTY OF PINELLAS COUNTY
The foregoing instrument was acknowledged before me by means of
of physical presence or ☐ online notarization, this 26 day of August, 2026.

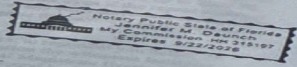
by Steven Rivera (name of person acknowledging)


Signature of Notary Public - State of Florida

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

☒ Personally Known -OR- ☐ Produced Identification

Type of Identification Produced



Aug 26, 2026 at 10:26:30 AM

1805 Pass A Grille Way

CE20260450

Overgrown vegetation



1805 Pass A Grille Way

CE20260450

Overgrown vegetation



1805 Pass A Grille Way

CE20260450

Overgrown Vegetation



1805 Pass A Grille Way

CE20260450
Palm fronds and debris



1805 Pass A Grille Way

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

USPS CERTIFIED MAIL



9214 8901 9403 8340 3711 21

ADAMS WILLIAM W
1805 PASS A GRILLE WAY
ST PETE BEACH FL 33706-4242

NORV 20260450 SR
Jennifer Daunch

\$9.2400

**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

Action Request: N/A

Strategic Objective:

Date: September 14, 2026

Prepared By: Jennifer Daunch

Through: Peyt Dewar, Code Enforcement Manager

Summary of Issue: Respondent was found in violation of "46-33". Order incorrectly reflects "43-33". These sections of the order need to be corrected to reflect the appropriate violation.
4. Respondent was notified that it was in violation of Sections 43-33 and 98-65 of the City's Code of Ordinances for failure to maintain the property.
7. Respondent is found to be in violation of Sections 43-33 and 98-65 but was in compliance as of July 7, 2026. No fines shall be assessed, but Respondent shall be responsible for \$330 in reasonable administrative costs of the City.

Funding: N/A

Attachments:

1. NOV
2. Final Administrative Order and Order Imposing Costs (CE20260287 - Cardinal Heights LLC)



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

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20260287

ADDRESS: 1140 Boca Ciega Isle Dr.

CARDINAL HEIGHTS LLC,

Respondent.

_____ /

FINAL ADMINISTRATIVE ORDER AND ORDER IMPOSING COSTS

This case came before the Special Magistrate on July 13, 2026, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Nancy Stuparich and Code Enforcement Officer Lucy Knight.
2. No one appeared on behalf of Respondent.
3. Respondent owns the subject property, and legally required notice of this proceeding was served on Respondent in accordance with applicable law.
4. Respondent was notified that it was in violation of Sections 43-33 and 98-65 of the City's Code of Ordinances for failure to maintain the property.
5. Code Enforcement Officer Knight presented photographic evidence demonstrating construction debris on the property that was located next to a construction dumpster.
6. Code Enforcement Knight testified that she inspected the property on July 7, 2026, and found the property to be in compliance with the City's Code, as the construction debris had been removed.

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

7. Respondent is found to be in violation of Sections 43-33 and 98-65 but was in compliance as of July 7, 2026. No fines shall be assessed, but Respondent shall be responsible for **\$330** in reasonable administrative costs of the City.

8. 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.
9. Pursuant to Section 22-2749(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.

Erica F. Augello

Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent via US Mail to Respondent at 104 Madrid Ct., Garner, NC 27529-4820 on July 13, 2026.

APPEALS

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

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

Agenda Report

Agenda Title Name: Case # 20250444
City of St Pete Beach v. Mirolli, James Mirolli,
Erin
Address: 601 77th Ave St Pete Beach, FL 33706

Action Request: N/A

Strategic Objective:

Date: September 14, 2026

Prepared By:

Through:

Summary of Issue: Address: Incorrectly listed as 607 should be 601
*4. Respondents were notified that they were in violation of Sections 98-64, **98-65**, and 98-72 of the City's Code of Ordinances for failure to maintain the property.*
98-65 should be 98-66

Funding: N/A

Attachments:

1. 8. Order of Compliance and Imposing Costs (CE20250444 - Mirolli)
2. Notice of Violation

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

CITY OF ST. PETE BEACH,

Petitioner,

v.

CASE NO.: CE20250444

ADDRESS: 607 77th Ave.

**JAMES MIROLI and ERIN
MIROLI,**

Respondents.

_____ /

ORDER OF COMPLIANCE AND IMPOSING COSTS

This case came before the Special Magistrate on November 10, 2025, and after hearing testimony and receiving evidence, the Special Magistrate makes the following findings of fact and issues the following order:

1. The City was represented by Assistant City Attorney Chloe Berryman and Code Enforcement Officer Ayako Ruckdeschel.
2. Respondents failed to appear.
3. Respondents own the subject property, and legally required notice of this proceeding was served on Respondents in accordance with applicable law.
4. Respondents were notified that they were in violation of Sections 98-64, 98-65, and 98-72 of the City's Code of Ordinances for failure to maintain the property.
5. In a Final Administrative Order dated October 10, 2025, Respondents were given until October 17, 2025, to bring the property into compliance.
6. Code Enforcement Officer Ruckdeschel presented photographic evidence and testified that the property came into compliance on October 22, 2025.

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

7. Respondents were found to be in violation of the stated code sections but are now in compliance. No fines shall be assessed but Respondents shall be responsible for the **\$330** in reasonable administrative costs of the City.

8. Should Respondents be found in violation of the same provision within five (5) years of the date of this order, it may be considered a repeat violation and Respondents may be subject to a fine of up to \$500 per day for each day the violation exists.

Order entered on November 12, 2025.



Erica F. Augello, Esq., BCS
Special Magistrate

A copy of this Order was sent to Respondents via US Mail at 5729 Woodfield Pkwy, Grand Blanc, MI 48439 on November 12, 2025.

APPEALS

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



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

NOTICE OF VIOLATION

7/8/2025

MIROLI, JAMES MIROLI, ERIN
5729 WOODFIELD PKWY
GRAND BLANC, MI 48439-9426

RE: Case Number 20250444
Violation Address: 601 77TH AVE
Parcel ID#: 363115615240780120

Dear Property Owner:

Your property is overgrown and requires maintenance. You are in violation of the following LDC section(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.

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

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

a. Hazardous trees. Dead, dying, damaged or diseased trees are prohibited. A finding by a registered forester or certified arborist employed by the city that a tree is in danger of falling upon an adjacent lot or street due to death, disease or damage, including damage caused by weather conditions, is prima facie evidence of a violation of this section.

b. Prohibited conditions. The following conditions are prohibited:

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

Sec. 98-72. - Vacant buildings, vacant structures and vacant or unimproved lots.

Responsibilities of owners. All owners of nonresidential structures, vacant buildings, vacant structures and vacant or unimproved lots shall comply with the requirements in this article.

(c) Structures, unimproved lots.

(1) Every owner of a building, structure or lot, vacant or occupied, shall keep the premises in clean and sanitary condition, including yards, lawn, courts and driveways.

(2) Exterior premises shall be kept free from the excessive growth of weeds, grass and other flora.

These violation(s) must be corrected **no later than 7/18/2025**. If the violation(s) are corrected and then recurs or if the violation(s) are not corrected by the time specified for correction by the Code Enforcement Officer, the case may be presented to the Special Magistrate, even if the violation(s) have been corrected prior to the hearing. In accordance with Florida Statutes, the Special Magistrate may assess fines up to \$250.00 per day for each day the violation(s) continue beyond the date set for compliance or for each day the violation is repeated.

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

Sincerely,

Ayako Ruckdeschel

Ayako Ruckdeschel
Code Enforcement Officer

727-363-9216