CODE ENFORCEMENT BOARD REGULAR MEETING
WEDNESDAY, APRIL 15, 2026 – 11:00 AM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. CELL PHONE ANNOUNCMENT

IV. APPROVAL OF MINUTES

IV.1 Approval of the following Minutes: February 18, 2026 and March 18, 2026
03.18.2026 CEB Minutes Final.pdf
02.18.26 Minutes Final.pdf

V. ADMINISTRATION OF WITNESS OATH

VI. EXPLANATION OF HEARING PROCEDURES

VII. EXPARTE` COMMUNICATION DISCLOSURE

VIII. OLD BUSINESS

VIII.1
Case No. FLOOD-005577-2025 / LANDSCAPE-005720-2025

11120 4th St. E

Treasure Island, FL 33706-3323

Nathan Stevens

CODEBO~1.pdf
FLOOD-005577-2025.pdf
AON.pdf
Permit Search.png
POP.pdf
TC_00291.JPG

TC_00290.JPG
NOH Signed1.pdf
AOH Scan.pdf
Stevens Banner Status.pdf
Tracking.png
TC_00324.JPG
IMG_0285.jpeg
CEB Status Hearing.pdf

VIII.2 FLOOD-005744-2025
Marcos Diaz
10207 3rd ST E
Treasure Island FL 33706
AGENDA REPORT.pdf
10207 3RD CEB SIGNED ORDERS.pdf
NOTICE OF HEARING STATUS FINE AND CERT OF LIEN.pdf
AFFIDAVIT OF SERVICE NOH 04.01.26.pdf
AFFIDAVIT OF NON COMPLIANCE 04.01.26.pdf
POWERPOINT V1.pdf

IX. NEW BUSINESS

IX.1 FLOOD-006277-2025
12200 Lagoon Lane, Treasure Island, FL 33706
Randolph Harrison
Code Board Cover Page 4.15.26.pdf
3 - Mailed CN LANDSCAPE-006310-2025 (12200 LAGOON LN TREASURE ISLAND, FL 33706).pdf
4 - Mailed Unknown Status Letter FLOOD-006277-2025 (12200 LAGOON LN TREASURE ISLAND, FL 33706).pdf
5 - Combined Site Visit Photos 7.15.25.pdf
6 - Returned CN.pdf
7 - Returned Unknown Status Letter.pdf
Sec 18-37.jpg
Sec 68-495.jpg
8 - Combined Site Visit Photos 7.29.25.pdf
9 - Mailed NOV (12200 LAGOON LN TREASURE ISLAND, FL 33706).pdf
10 - Notarized Affidavit of Service LANDSCAPE-006310-2025 (12200 LAGOON LN TREASURE ISLAND, FL 33706).pdf
11 - Combined photos of NOV posting and Violation 8.4.25.pdf
12 - Proof of Property Ownership 4.7.25.pdf
12 - Proof of Property Ownership Taxes 4.7.25.pdf
13 - Combined Photos 3.31.26.pdf
14 - Mailed NOH (12200 LAGOON LN TREASURE ISLAND, FL 33706) 3.31.26.pdf
15 - Affidavit of Service Notice of Hearing 12200 Lagoon Lane 3.31.26.pdf
Evidentiary Fact Sheet (12200 LAGOON LN TREASURE ISLAND, FL 33706).pdf
16 - Code Complaint Form.pdf
17 - 12200 Lagoon Ln Damage Determination Letter.pdf
18 - Unsafe Structure Letter - CERTIFIED MAILING CODE-006397-2025 (12200 LAGOON LN TREASURE ISLAND, FL 33706).pdf

Calls for Service 12200 Lagoon Lane.pdf
Code Enforcement Board 12200 Lagoon Ln.pptx

IX.2 Discussion of potential changes to the Treasure Island Code and adoption of Rules for the Code Enforcement Board
Chapter 162 - 1998 Florida Statutes - The Florida Senate.pdf
Treasure Island, FL Code of Ordinances.pdf

X. CITY ATTORNEY, STAFF AND BOARD REPORTS

XI. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

XII. ADJOURNMENT

For any person desiring 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 [F.S. 286.0105]. NOTE: Any transcript shall be requested and made by the individual requesting same at his or her own expense. Therefore, a court reporter may be desired or required accordingly.

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. Please contact the Office of the City Clerk in writing at 10451 Gulf Boulevard, Treasure Island, FL, 33706 or by phone at (727) 547-4575 at least two working days prior to the meeting to advise what assistance is needed.

AGENDA ITEM NO. IV.1

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE:	April 15, 2026
SUBMITTED BY:	Tia Payton, Administration
ITEM TYPE:	Minutes
AGENDA SECTION:	APPROVAL OF MINUTES
SUBJECT:	Approval of the following Minutes: February 18, 2026 and March 18, 2026
BACKGROUND:	Minutes of public meetings are governed by Florida Statute 286.011. The minutes are not required to be verbatim. Minutes will, however, include: the location, time and duration of the meeting; identification of attending Commission Members; titles of topics that were considered; action taken, in the form of motions, seconds, and votes on the motions. The City Clerk's office recognizes the historical value of providing context. To that end, the City Clerk's office may add a summary of discussions and additional details.
POLICY/PURPOSE:	The purpose of this item is to review and approve the following minutes: February 18, 2026 and March 18, 2026.
STRATEGIC PLAN RELEVANCE:	.
ANALYSIS/DISCUSSION:	.
FUNDING:	There is no cost associated.
MOTION:	I move to approve the minutes, as presented.

ATTACHMENTS:
03.18.2026 CEB Minutes Final.pdf
02.18.26 Minutes Final.pdf

CODE ENFORCEMENT BOARD REGULAR MEETING
WEDNESDAY, MARCH 18, 2026 – 11:30 AM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MINUTES

I. PLEDGE OF ALLEGIANCE

Chair Donald Snemis called the meeting to order at 11 a.m. and led in the pledge of allegiance.

II. ROLL CALL

Present:
Don Snemis, Chair
Jeffery Baynon, Vice Chair
Shari Cohen
Jenniffer Grey
Frank Malone
Eric Olson
Derry Smith

III. CELL PHONE ANNOUNCMENT

Chair Snemis asked all in attendance to silence their cellphones

IV. . APPROVAL OF MINUTES

Chair Snemis inquired when the minutes from the February meeting would be ready to approve. Deputy City Clerk Tia Payton responded at the next meeting in April.

V. ADMINISTRATION OF WITNESS OATH

Deputy City Clerk Payton administered the witness oath to all who wished to speak.

VI. EXPLANATION OF HEARING PROCEDURES

Attorney Nancy Stuparich read the hearing procedures.

VII. EXPARTE` COMMUNICATION DISCLOSURE

Chair Snemis inquired if there were any exparte communications. The board had no disclosures.

VIII. CASE HEARINGS

VIII.1 FLOOD-006277-2025; 12200 Lagoon Lane, Treasure Island, FL 33706; Randolph Harrison

Code Compliance Supervisor James Dixion explained the case would need to be rescheduled to the next meeting due to short staffing and implementation of the lawn ordinance. Chair Snemis inquired if any board members were against the rescheduling; there was none. Attorney Stuparich explained proper notice needed to be provided to the respondent. **Chair Snemis moved to reschedule FLOOD-006277-2025 12200 Lagoon Lane, Treasure Island, FL 33706, to the next regularly scheduled meeting, seconded by Ms. Grey, and carried seven to zero.**

VIII.2 FLOOD-005944-2025 - 11225 5TH ST E TREASURE ISLAND FL 33706 PETER FABUSCH NOTICE OF HEARING STATUS OF FINE AND CERTIFICATION OF LIEN – CONTINUANCE CODE-005750-2025 - 10215 TARPON DR. TREASURE ISLAND FL 33706 CC HOMES, INC.

Supervisor Dixion said he wanted to ensure due process was followed and would be working on an ordinance for administration fees. He suggested moving the case to a date certain of May 20th.

Chair Snemis moved that FLOOD-005944-2025 - 11225 5TH ST E TREASURE ISLAND, FL 33706, be rescheduled for May 20, 2026, meeting, seconded by Ms. Grey, and carried seven to zero.

VIII.3 CODE-005750-2025 - 10215 TARPON DR. TREASURE ISLAND FL 33706 CC HOMES, INC.

Supervisor Dixion explained the case needed an order of continuance to May 20th.

Chair Snemis moved for CODE-005750-2025 - 10215 Tarpon Dr. Treasure Island, FL 33706, to the May 20, 2026 meeting; seconded by Ms. Grey and carried seven to zero.

IX. CITY ATTORNEY, STAFF AND BOARD REPORTS

Attorney Stuparich explained that the board would be experiencing a more robust caseload moving forward. Chair Snemis inquired whether the ordinance regarding administrative fees could be completed by May 20. Assistant Community Development Director Maryellen Edwards explained that it might be difficult for the ordinance to be completed in time for the May meeting due to publication requirements. Chair Snemis noted that it would be at staff's discretion as to when items would be brought before the board. Mr. Baynon inquired whether the proposed code changes would affect pending cases, and Attorney Stuparich explained that it would depend on how the code was structured and, as Supervisor Dixion previously explained, if a case had met due process and was completed. Attorney Stuparich further noted that the administrative fee would assist the department. Supervisor Dixion added that there would likely be an influx of flood-related cases. Attorney Stuparich explained that code enforcement cases were progressing due to the hurricanes and noted that similar communities have encountered comparable challenges.

Ms. Cohen stated that there had been an increase in short-term rentals and inquired whether those cases were being addressed. Supervisor Dixion confirmed that short-term rental cases were being reviewed and would be brought before the Special Magistrate. Chair Snemis explained that while the Code Enforcement Board had significant authority, it could not exercise that authority unless cases were brought before it.

Ms. Smith inquired whether the City received tax revenue from Airbnb rentals. Supervisor Dixion responded that he was unsure. Ms. Smith asked for a status update on a specific pool-related case, and Supervisor Dixion explained that the pool was in the rear yard, limiting inspectors' access. Mr. Malone inquired whether Airbnb rentals were permitted. Supervisor Dixion explained that allowance was determined by zoning district. Mr. Malone expressed concern about activity in certain areas of Isle of Capri. Supervisor Dixion noted that enforcement of short-term rentals had been challenging due to the department's current focus on the newly approved lawn ordinance.

Chair Snemis acknowledged staffing challenges, encouraged staff to bring matters before the board, noted the board had been advised of an anticipated increase in meetings and residents had expressed frustration regarding a perceived lack of enforcement. Chair Snemis further expounded on the code enforcement process. Attorney Stuparich confirmed that fines may only be imposed following a violation of an order while emphasizing that respondents were entitled to due process. Chair Snemis stated the board had the authority to adopt rules and noted that orders could be served by certified mail and property postings, emphasizing the importance of ensuring all procedures are properly followed to avoid losing cases.

Chair Snemis continued expounding on code enforcement rules and board requirements and stated that he would like to meet with the City Attorney and present a report to the board at a future meeting.

The Deputy City Clerk Payton explained that a rule of procedure would be brought before the board for consideration.

X. PUBLIC COMMENTS FOR NON-AGENDA

Chair Snemis called for public comment with no response.

XI. ADJOURNMENT

The meeting adjourned at 11:44 am.

_____
Donald Snemis, Chair

Attest:

_____
Tia Payton, Deputy City Clerk

CODE ENFORCEMENT BOARD REGULAR MEETING
WEDNESDAY, FEBRUARY 18, 2026 – 11:00 AM 10451
GULF BOULEVARD TREASURE ISLAND, FL 33706

MINUTES

I. PLEDGE OF ALLEGIANCE

Chair Donald Snemis called the meeting to order at 11 am and led in the pledge of allegiance.

II. ROLL CALL

Present:

Donald Snemis, Chair
Jeffery Baynon, Vice Chair
Jennifer Grey
Frank Malone
Eric Olson

Absent:

Shari Cohen
Derry Smith

III. CELL PHONE ANNOUNCMENT

Chair Snemis asked all in attendance to silence their cellphones.

IV. APPROVAL OF MINUTES

IV.1 Approval of the following Minutes: October 22, 2025, and November 19, 2025

Vice Chair Baynon moved to approve the minutes October 22, 2025, seconded by Mr. Malone, and carried five to zero.

Chair Snemis asked for a motion for November 19, 2025, minutes. **Mr. Eric Olson moved to approve, seconded by Vice Chair Baynon, and carried five to zero.**

V. ADMINISTRATION OF WITNESS OATH

Deputy City Clerk Tia Payton gave the witness oath to all wishing to speak.

I. EXPLANATION OF HEARING PROCEDURES

City Attorney Nancy Stuparich gave the hearing procedures.

VII. EXPARTE` COMMUNICATION DISCLOSURE

Chair Snemis asked members of the board to disclose any ex parte communication; there were none.

VIII. CASE HEARINGS

VIII.1ENVIRON-005687-2025 11285 5TH ST E - 11285 5TH ST E RE LLC & Flip Gorilla - Status Update

Code Compliance Inspector Pamela Nash presented the case, as detailed in the background material. Inspector Nash asked for her testimony and evidence to be added to the record. Mr. Malone noted there was an issue in the past with the pool not being fenced. Ms. Grey asked if it remained a problem. Inspector Nash confirmed. Attorney Stuparich noted the pool would need to be handled separately. Vice Chair Baynon asked if the respondent had 30 days before the fine would be accrued. Chair Snemis received confirmation that the fines were from November 21, 2025, through February 18, 2026.

Mr. Malone inquired if lawn care was billed separately as it was not a part of the order. Mr. Chair Olson asked if the amount could be changed. Chair Olson inquired if it was within the board's discretion to order it retroactively. Attorney Stuparich suggested to start and impose the fine starting today. Chair Snemis suggested a $250 penalty starting February 18, 2026. Inspector Nash stated she was last at the property on February 11, 2025.

Chair Snemis moved to accept all evidence presented by staff including the staffs presentation, seconded by Vice Chair Baynon, and carried five to zero.

Chair Snemis moved, as of today, the owner had not complied with the order of October 23, 2025, and imposed a fine of $250 until the order of October 23, 2025, was achieved, seconded by Ms. Grey. Mr. Malone inquired why the board could not fine them from the day they were supposed to come into compliance. Vice Chair Baynon said it was due to legalities. Prompted by Attorney Stuparich answered that it may be best to continue with past practices. Chair Snemis emphasized that it was important to have meetings monthly. **The motion carried five to zero.**

Mr. Olson would like to write the fine into the order. Attorney Stuparich would like to research how the board operated in the past and would bring back findings to the board.

VIII.2CODE-005750-2025 - 10215 Tarpon DR - CC Homes - Status Update

Attorney Stuparich suggested tabling the item since the order was not signed. Mr. Baynon did not want to table the item and expressed concerns about children safety. Mr. Malone asked if

staff had jurisdiction to put a fence up. Inspector Nash answered no. Chair Snemis explained the order would be served.

Chair Snemis moved to table until the next order. (The motion was subsequently withdrawn.)

Chair Snemis moved to continue for further discussion at the next meeting, seconded by Ms. Grey, and carried five to zero.

VIII.3 FLOOD-005944-2025 - 11225 5TH ST E - Peter Fabusch - Status Update

Attorney Stuparich suggested a continuance of the item. Various Board members expressed frustrations with having to do continuances.

Chair Snemis moved to continue until the next meeting; seconded by Mr. Olson and carried five to zero.

VIII.4 ENVIRON -004242-2023 & LANDSCAPE-006398-2025 - Bonnie Nuesse 116 85TH AVE - Status Update

Inspector Nash presented the case, as detailed in the background material, and requested the PowerPoint and testimony be placed into evidence. **Chair Snemis so moved, seconded by Ms. Grey, and carried five to zero.** Ms. Sylvia Meyers explained that Ms. Nuesse did not receive notice until February 18, 2026; said cleanup was preformed on the property on September 27, 2025; and that the property could be recleaned by this weekend through the Lutheran church. Chair Snemis explained Ms. Nuesse was told the only way to abate the issues was to demolish the property. Ms. Meyers said Ms. Nuesse informed her Elevate Florida would assist her. Chair Snemis inquired if staff had Ms. Nuesse's current information. Ms. Sylvia noted the respondent was at Pinellas Hope in Clearwater. Attorney Stuparich noted a staff request for certifying compliance had not been achieved, and said that there was a second fine due to being a repeat offender. Vice Chair Baynon received clarification that the landscaping would be cleaned up.

Chair Snemis moved the order shall reads as follows: the board herby found that the property at issue remained out of compliance with the order dated September 9, 2025; that the fine of $300 per day entered in that order now amounted to $300 at 152 days, equaling $45,600, and that the fine of $300 per day shall continue until the property reached compliance. Attorney Stuparich confirmed the motion was sufficient. **The motion was seconded by Vice Chair Baynon and carried five to zero.**

VIII.5 FLOOD-005744-2025 - 10207 3RD ST E - Marco Diaz - Notice of Hearing

Inspector Nash presented the case as detailed in the background material and requested testimony and evidence be entered into evidence. **Chair Snemis moved to accept the testimony and presentation presented by staff into evidence; seconded by Vice Chair Baynon and carried five to zero.** Chair Snemis inquired if a building permit was needed for drywall. Inspector Nash explained that any interior work needed to be permitted due to Federal Emergency Management Agency (FEMA) regulations. Vice Chair Baynon noted the electrical would need to be inspected.

Chair Snemis moved in the case FLOOD-05744-2025 that the CEB found that the respondent was not present and, based on the testimony and evidence received, it was evident that a violation did exist, and, therefore, the respondent, Marco Diaz, was found to be a first-time violator of the Treasure Island Code of Ordinances Section 66-104.1 and was ordered to apply for and obtain permits for all work completed, complete and pass all required inspections; seconded by Vice Chair Baynon, and carried five to zero.

Vice chair Baynon asked if a fine would be put into the order. Chair Snemis explained the process for fines.

VIII.6 FLOOD-005577-2025 / LANDSCAPE-005720-2025, 11120 4th St. E., Treasure Island, FL 33706, Nathan Stevens

Code Inspector Supervisor James Dixion presented as detailed in the background material. Chair Snemis received confirmation that it was only interior demo. **Chair moved to accept testimony, materials and PowerPoint presentation; seconded by Vice Chair Baynon. Chair Snemis moved in the case FLOOD-005577-2025 | LANDSCAPE-005720-2025, I move that the Code Enforcement Board find that the Respondent was not present and based on the testimony and evidence received, it is evident that a violation does exist and therefore, the Respondent, Nathan Stevens, is found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37, Section 66-104.1, Section 66-104.3 and Section 68-495 and is ordered to apply for and obtain a permit for all work completed, complete and pass all required inspections to finalize each permit, trim all grass and weeds to less than six inches, trim overgrown vegetation, remove dead vegetation and remove all debris from the yard. If the above corrective action is not accomplished by 4:00pm on March 20, 2026, a return hearing notice will be posted and the Respondent will return to hearing on April 15, 2026 for further determination.; seconded by Ms. Grey and moved five to zero.**

VIII.7 FLOOD-006392-2025 - 13 BELLEVUE DR. TREASURE ISLAND FL 33706 -

TIMOTHY TYLER TRE HENRY W & GENEVA R TYLER JNT REV INT VIV TRUST

Inspector Nash presented detailed in the background material and explained the respondent's contractor understands all must be maintained.

Chair Snemis moved to approve stipulation as described; seconded by Vice Chair Baynon and carried five to zero.

IX. CITY ATTORNEY, STAFF AND BOARD REPORTS

Deputy City Clerk informed the board, a new rule of procedure document would come before them in a upcoming meeting.

X. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Marha Desmon & Merle Décor, spoke on occupancy requirements for the Airbnb's and noted a property that was violating the rules, gave evidence to the board which is included in the background material and expressed concerns of safety. Chair Snemis explained the code enforcement process. Supervisor Dixon explained the property would be issued a notice of violation with a compliance date and then the property owner would come before the code enforcement board.

XI. ADJOURNMENT

The meeting was adjourned at 12:33

_____

Donald Snemis, Chair

Attest:

_____

Tia Payton, Deputy City Clerk

AGENDA ITEM NO.
VIII.1

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: April 15, 2026

SUBMITTED BY: James Dixon, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: OLD BUSINESS

SUBJECT:

Case No. FLOOD-005577-2025 / LANDSCAPE-005720-2025

11120 4th St. E

Treasure Island, FL 33706-3323

Nathan Stevens

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
CODEBO~1.pdf
FLOOD-005577-2025.pdf
AON.pdf
Permit Search.png
POP.pdf

TC_00291.JPG
TC_00290.JPG
NOH Signed1.pdf
AOH Scan.pdf
Stevens Banner Status.pdf
Tracking.png
TC_00324.JPG
IMG_0285.jpeg
CEB Status Hearing.pdf

CODE BOARD MEETING

CITY OF TREASURE ISLAND

COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Case No. FLOOD-05577-2025/Landscape-005720-2025
City of Treasure Island v. Nathan Stevens
Address: 11120 4th St. E., Treasure Island, FL 33706

Action Request: N/A

Strategic Objective: N/A

Date: April 15, 2026

Prepared By: James Dixon, Code Compliance Supervisor

Through: Maryellen Edwards, Community Development Director

Summary of Issue: Status Hearing for fine & Certification of Lien

Attachments:

1. Code Board Final Order 2/18/2026

2. Affidavit of non-compliance & Evidence

3. Notice of Hearing for fine & certification of lien

4. Affidavit of Service

5. Staff Recommendation

6. Proposed Order

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575
www.mytreasureisland.org

Code Enforcement Board
City of Treasure Island, FL
Case No. FLOOD-005577-2025 / LANDSCAPE-005720-2025

City of Treasure Island, Florida,
Petitioner,

v.

Nathan Stevens,
Respondent.
_____/

ORDER

The City of Treasure Island Municipal Code Enforcement Board, in accordance with the Code of Ordinances of the City of Treasure Island, Florida (the "Code"), has heard testimony and reviewed all evidence received at the duly noticed Code Enforcement Board hearing held on February 18, 2026, and, based on the testimony and evidence presented, enters this Order finding a violation of the provisions of the Code discussed below. The following Findings of Fact, Conclusions of Law, and Order are hereby entered:

Findings of Fact

1) The Respondent, Nathan Stevens, is the owner of the real property located at 11120 4th St. E., Treasure Island, FL 33706 ("Subject Property") and did not appear in person to the Code Enforcement Board on February 18, 2026.
2) The City of Treasure Island Code Compliance Inspector, James Dixon, provided evidence and testified that the Respondent was provided notice of the hearing as required by the Code, evidence and testimony regarding the condition of the property, and

evidence that the property was in violation of the provisions of the Code cited in the Notice of Violation. The exhibit packet was entered into the record.

3) A Notice of Violation was mailed first class and Certified First Class, posted on the front door of the residence and posted at City Hall on August 06, 2025. A Notice of Hearing was mailed First Class and Certified First Class and posted on the property and at City Hall on February 3, 2026.

4) The Subject Property contained the violations listed in the Notice of Violation, Notice of Hearing, and the exhibit packet submitted by the City and each are incorporated into these Findings of Fact by reference. The violations include: Section 18-37. - Unhealthful accumulations declared public nuisance. Section 66-104.1- Permits required. Section 66-104.3 - Application for a permit or approval. Section 68-495. - Minimum property standards. These violations were first observed by the City on April 29, 2025.

Conclusion of Law

By reason of the foregoing facts, the following conclusions of law are reached: the Respondent received proper notice of the violations. Respondent failed to meet the compliance measures specified in the Notice of Violation. Respondent was in and remains in violation of Section 18-37, Section 68-495 of the Code, Section 66-104.1 and Section 66-104.3 of the Treasure Island Code of Ordinances. The Respondent is found to be a first-time violator of Section 18-37, Section 68-495 of the Code, Section 66-104.1 and Section 66-104.3 of the Treasure Island Code of Ordinances.

ORDER

It is, therefore, ordered and adjudged that the Respondent must come into compliance with the Code by March 20, 2026, by correcting the violations by completing the following on the subject property:

1. Apply for and obtain a permit for all work completed, complete and pass all required inspections to finalize each permit.
2. Maintain all grass and weeds to less than six inches.
3. Trim overgrown vegetation.
4. Remove dead vegetation from the property.
5. Remove all debris from yard.

Upon completion of items listed 1. through 5. above, Respondent is ordered to contact the City for a reinspection of the subject property to confirm that compliance with this Order has been reached.

DONE AND ORDERED on this 18th day of February 2026, by the Treasure Island Code Enforcement Board.

2/20/2026

Donald M. Snemis, Chair
Code Enforcement Board

APPEAL: An aggrieved party may appeal an Order of the City of Treasure Island Code Enforcement Board. The appeal shall be limited to appellate review of the record created before the Code Enforcement Board. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

PAYMENT OF ADMINISTRATIVE COSTS, LIENS OR FINES: Checks should be made payable to "City of Treasure Island," include the case number and mail to:

Filed with the City of Treasure Island City Clerk
Date: 2/20/26

~~Lisa-Marie Kennedy, City Clerk~~ Tia Payton Deputy City Clerk
Copies to: Respondent and City of Treasure Island

City of Treasure Island, Florida

10451 Gulf Blvd, Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

Case No.: Case No. FLOOD-005577-2025 & LANDSCAPE-005720-2025
Respondent(s): Nathan Stevens
Property Address: 11120 4th St. E., Treasure Island, FL 33706

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

I, James Dixon, being duly sworn, state:

1. I am a Code Compliance Inspector for the City of Treasure Island, Florida.

2. On February 18, 2026, the Code Enforcement Board entered an Order regarding the above-referenced Property requiring the Respondent(s) to take the corrective action set forth in the Order by 30 days from the Date of Hearing. The compliance date for the Property was March 20, 2026.

3. I inspected the above-referenced Property on March 27, 2026.

4. Based on that inspection, some of the corrective action ordered has been completed, but other violations have not been addressed, and the Property is NOT IN COMPLIANCE with the above-referenced Order as of the Inspection Date.

5. On March 27, 2026, I observed the following conditions on the Property that remain out of compliance:
   - Respondent has not applied and obtained a permit for work completed
   - There is dead vegetation on the Property
   - There are building materials on the property.
   - There is overgrown vegetation

6. The following materials are attached hereto and incorporated herein by reference:
   1) A records search confirming that no permits have been applied for and obtained.

   2) Photographs that I personally took of the above-referenced property on March 27, 2026, that fairly and accurately depict the condition of the Property at the time of the inspection. These photographs have not been altered in any way.

SWORN AND ATTESTED BY:

James Dixon
Code Compliance Supervisor

City of Treasure Island, FL

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of [X] physical presence or [___] online notarization, this 7th day of April, 2026, James Dixon who is/are personally known to me or who has/have produced _____ as identification.

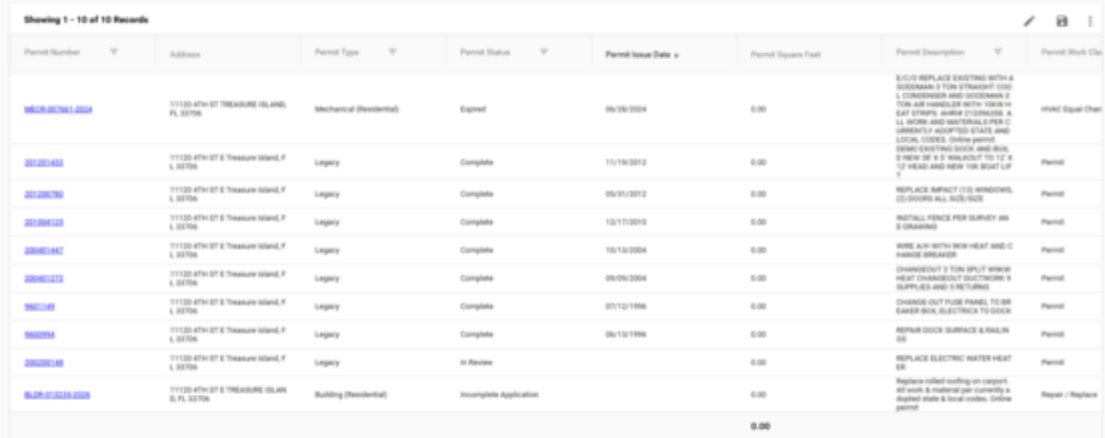
NOTARY SEAL

Emily Ellis
Notary Public

EMILY ELLIS
Notary Public-State of Florida
Commission # HH 649639
My Commission Expires
March 10, 2029

Showing 1 - 10 of 10 Records

Permit Number	Address	Permit Type	Permit Status	Permit Issue Date ↓	Permit Square Feet	Permit Description	Permit Work Cla
MECR-007661-2024	11120 4TH ST TREASURE ISLAND, FL 33706	Mechanical (Residential)	Expired	06/28/2024	0.00	E/C/O REPLACE EXISTING WITH A GOODMAN 3 TON STRAIGHT COO L CONDENSER AND GOODMAN 3 TON AIR HANDLER WITH 10KW H EAT STRIPS. AHRI# 213396358 A LL WORK AND MATERIALS PER C URRENTLY ADOPTED STATE AND LOCAL CODES. Online permit.	HVAC Equal Chan
201201432	11120 4TH ST E Treasure Island, F L 33706	Legacy	Complete	11/19/2012	0.00	DEMO EXISTING DOCK AND BUIL D NEW 36' X 5' WALKOUT TO 12' X 12' HEAD AND NEW 10K BOAT LIF T	Permit
201200780	11120 4TH ST E Treasure Island, F L 33706	Legacy	Complete	05/31/2012	0.00	REPLACE IMPACT (13) WINDOWS, (2) DOORS ALL SIZE/SIZE	Permit
201004125	11120 4TH ST E Treasure Island, F L 33706	Legacy	Complete	12/17/2010	0.00	INSTALL FENCE PER SURVEY AN D DRAWING	Permit
200401447	11120 4TH ST E Treasure Island, F L 33706	Legacy	Complete	10/13/2004	0.00	WIRE A/H WITH 9KW HEAT AND C HANGE BREAKER	Permit
200401272	11120 4TH ST E Treasure Island, F L 33706	Legacy	Complete	09/09/2004	0.00	CHANGEOUT 3 TON SPLIT W9KW HEAT CHANGEOUT DUCTWORK 9 SUPPLIES AND 5 RETURNS	Permit
9601149	11120 4TH ST E Treasure Island, F L 33706	Legacy	Complete	07/12/1996	0.00	CHANGE-OUT FUSE PANEL TO BR EAKER BOX, ELECTRICX TO DOCK	Permit
9600994	11120 4TH ST E Treasure Island, F L 33706	Legacy	Complete	06/13/1996	0.00	REPAIR DOCK SURFACE & RAILIN GS	Permit
200200148	11120 4TH ST E Treasure Island, F L 33706	Legacy	In Review		0.00	REPLACE ELECTRIC WATER HEAT ER	Permit
BLDR-013235-2026	11120 4TH ST E TREASURE ISLAN D, FL 33706	Building (Residential)	Incomplete Application		0.00	Replace rolled roofing on carport. All work & material per currently a dopted state & local codes. Online permit	Repair / Replace
					0.00		



Showing 1 - 10 of 10 Records

Permit Number	Address	Permit Type	Permit Status	Permit Issue Date	Permit Square Feet	Permit Description	Permit Work Cla
MECR-007641-2024	11120 4TH ST TREASURE ISLAND, FL 33706	Mechanical (Residential)	Expired	06/28/2024	0.00	E/C/O REPLACE EXISTING WITH A GOODMAN 3 TON STRAIGHT COOL CONDENSER AND GOODMAN 3 TON AIR HANDLER WITH 10KW H EAT STRIPS. AHRI# [13394]058. ALL WORK AND MATERIALS PER C URRENTLY ADOPTED STATE AND LOCAL CODES. Online permit	HVAC Equal Chan
2012014332	11120 4TH ST E Treasure Island, FL 33706	Legacy	Complete	11/19/2012	0.00	DEMO EXISTING DOCK AND BUILD NEW 38' X 5' WALKOUT TO 12' X 12' HEAD AND NEW 10K BOAT LIFT	Permit
2012007901	11120 4TH ST E Treasure Island, FL 33706	Legacy	Complete	05/31/2012	0.00	REPLACE IMPACT (13) WINDOWS, (2) DOORS ALL SIZE/SIZE	Permit
2013004123	11120 4TH ST E Treasure Island, FL 33706	Legacy	Complete	12/17/2013	0.00	INSTALL FENCE PER SURVEY AN D DRAWING	Permit
2004021447	11120 4TH ST E Treasure Island, FL 33706	Legacy	Complete	10/13/2004	0.00	WIRE A/H WITH 5KW HEAT AND C HANGE BREAKER	Permit
2004021272	11120 4TH ST E Treasure Island, FL 33706	Legacy	Complete	09/09/2004	0.00	CHANGEOUT 3 TON SPLIT W/6KW HEAT CHANGEOUT DUCTWORK S UPPLIES AND S RETURNS	Permit
9601149	11120 4TH ST E Treasure Island, FL 33706	Legacy	Complete	07/12/1996	0.00	CHANGE-OUT FUSE PANEL TO BR EAKER BOX, ELECTRICA TO DOCK	Permit
9600994	11120 4TH ST E Treasure Island, FL 33706	Legacy	Complete	06/13/1996	0.00	REPAIR DOCK SURFACE & RAILIN GS	Permit
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BLDR-013235-2026	11120 4TH ST E TREASURE ISLAN D, FL 33706	Building (Residential)	Incomplete Application		0.00	Replace rolled roofing on carport. All work & material per currently a dopted state & local codes. Online permit	Repair / Replace
					0.00		

Parcel Summary (as of 09-Apr-2026)

Parcel Number
23-31-15-43488-002-0190

Owner Name
STEVENS, NATHAN

Property Use
0110 Single Family Home

Site Address
11120 4TH ST E
TREASURE ISLAND, FL 33706

Mailing Address
11120 4TH ST E
TREASURE ISLAND, FL 33706-3000

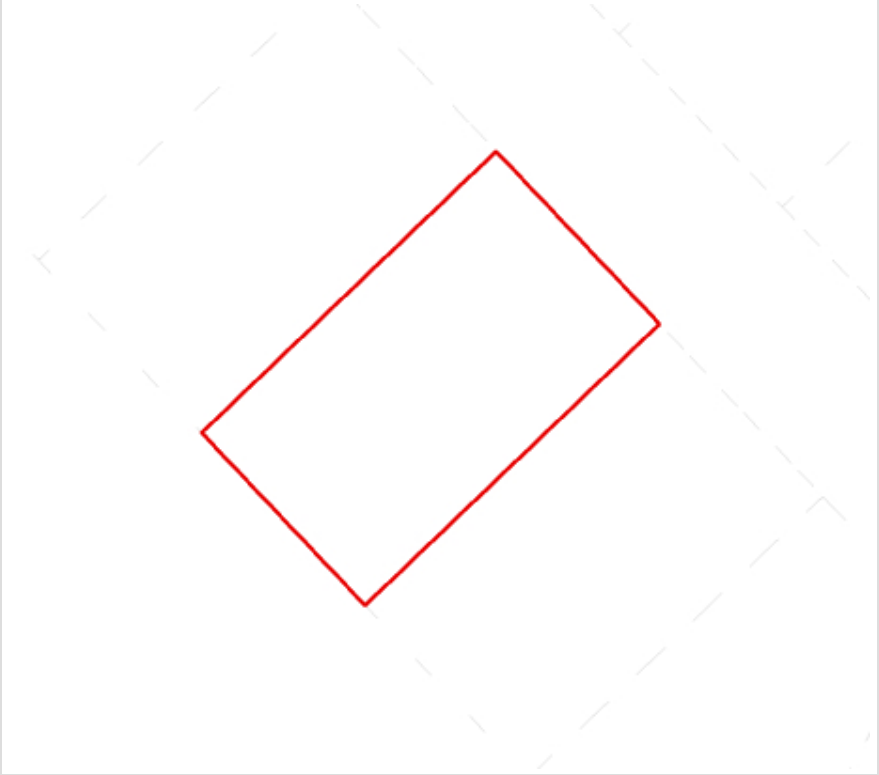
Legal Description
ISLE OF PALMS 1ST ADD BLK 2, LOT 19 & RIP RTS

Current Tax District
TREASURE ISLAND (TI)

Year Built
1958

Living SF	Gross SF	Living Units	Buildings
1,440	2,260	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc… will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
16977/2143	$781,700	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	38/62

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$663,811	$376,093	$325,371	$351,093	$325,371

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	Y	$974,779	$365,494	$315,494	$340,494	$315,494
2023	Y	$924,002	$369,305	$319,305	$344,305	$319,305
2022	Y	$807,007	$358,549	$308,549	$333,549	$308,549
2021	Y	$537,824	$348,106	$298,106	$323,106	$298,106
2020	Y	$492,582	$343,300	$293,300	$318,300	$293,300

2025 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.5501	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
13-Jul-2010	$380,000	Q	I	GENTRY DELORES J	STEVENS NATHAN	16977/2143
09-Jan-2001	$0	U	I	GENTRY LARRY	GENTRY, DELORES J	11185/0246
21-Aug-2000	$155,100	U	I	GENTRY LARRY PR	GENTRY, DELORES J	11021/0007

2025 Land Information

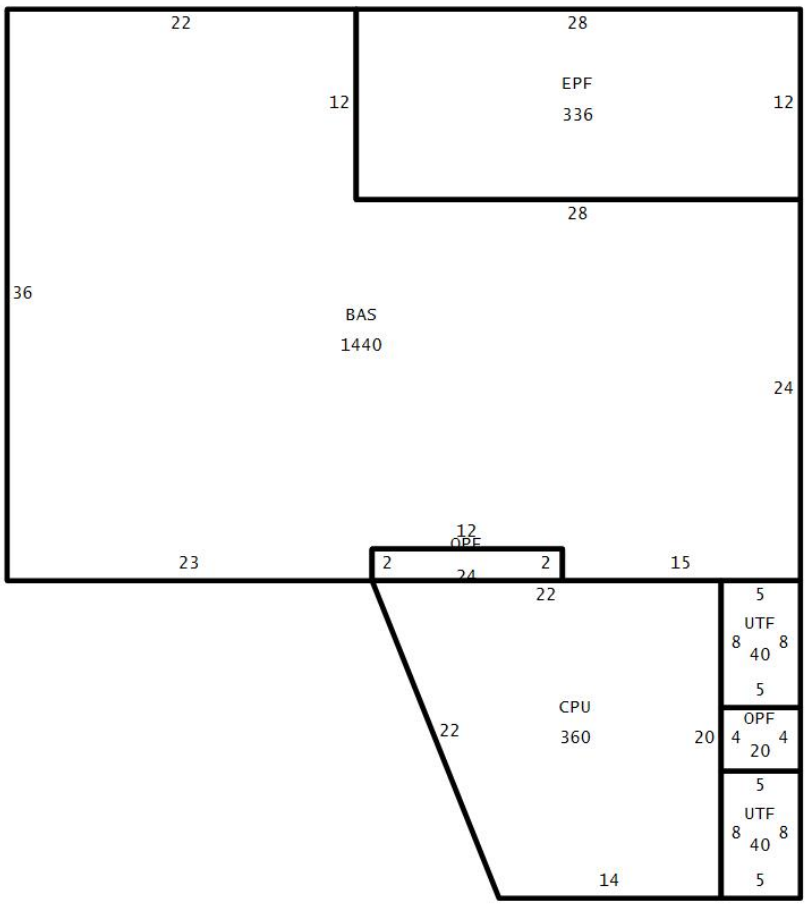
Land Area: ≅ 8,398 sf | ≅ 0.19 acres	Frontage and/or View: Canal/River	Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	70x120	$8,800	70.00	FF	1.0700	$659,120

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Concrete Tile/Metal
Year Built	1958
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	6
Effective Age	48

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,440	1,440
Carport Unfinished (CPU)	0	360
Enclosed Porch (EPF)	0	336
Open Porch (OPF)	0	44
Utility (UTF)	0	80
Total Area SF	**1,440**	**2,260**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	$7,500.00	1	$7,500	$4,650	2012
DOCK	$62.00	296.0	$18,352	$8,075	1970
STM/SEC SH	$1,200.00	1	$1,200	$480	1988
STM/SEC SH	$3,200.00	8.0	$25,600	$10,240	1988

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
MECR-007661-2024	HEAT/AIR	06/28/2024	$7,000
P42451-12	DOCK	11/16/2012	$0
201200780	WINDOWS/DOORS	05/31/2012	$17,000


Mar 27, 2026 at 9:55:51 AM
11120 Fourth St E
Treasure Island FL 33706
United States


Mar 27, 2026 at 9:55:44 AM
11120 Fourth St E
Treasure Island FL 33706
United States

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mvtreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-005577-2025 / LANDSCAPE-005720-2025

Notice Of Hearing
(Status, Fine &
Certification of Lien)

April 1, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Nathan Stevens
11120 4th st. E
Treasure Island, FL 33706-3323

RE: City of Treasure Island v. Nathan Stevens

Dear Nathan Stevens,

On February 18, 2026, The City of Treasure Island Code Enforcement Board issued an order in the above referenced case, A copy of the order is attached for your reference.

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday April 15th, 2026, at 11 AM at City Hall Commission Chambers, 10451 Gulf Blvd. Treasure Island FL 33706 for a hearing regarding the status or compliance, imposition of time and certification of lien.

The Code Enforcement Board of the City of Treasure Island was appointed by the Board of City Commissioners pursuant to Chapter 162 of the Florida Statutes. The purpose of the Code Enforcement Board is to provide an equitable, expeditious, and effective method to enforce the City of Treasure Island's Code of Ordinances. In addition, the Code Enforcement Board serves to promote, protect, and improve the health, safety, and welfare of the City's residents. The Code Enforcement Board has the authority to subpoena alleged violators of the City's Code and witnesses to its hearings; to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case; to take testimony under oath; and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring

a violation into compliance with the applicable Codes. Such steps may include action by the City to correct the violation at the property owner's expense.

At the hearing you may present evidence, call witnesses, cross-examine witnesses, and have the right to attorney representation at your own expense.

Any physical evidence you wish the Code Enforcement Board to consider must be submitted at least (10) working days before the hearing but no later than April 6, 2026, to:

City of Treasure Island
Community Development Department 10451
Gulf Blvd.
Treasure Island, FL 33706
Attn: "Case No. FLOOD-005577-2025 / LANDSCAPE-005720-2025"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than April 6, 2026.

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction as contained in the order, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the hearing date. Upon completing any corrective action required, it is your responsibility to contact the City and arrange for an inspection to verify compliance at codes@mytreasureisland.org.

After the hearing, the Code Enforcement Board will make a determination of whether or not your property is in compliance and may impose a fine and certify a lien up to $250 per day for the days the property was not in compliance. Such lien, if not paid, may be satisfied by foreclosure and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, may be subject to abatement if ordered by the Code Enforcement Board or an injunction of a court of competent jurisdiction.

An aggrieved party may appeal a final administrative order ofthe Code Enforcement Board to the Circuit Court. Any appeal must be filed within 30 days ofthe execution of the Board's order. Any person desiring to file an appeal to any action taken by the Code Enforcement Board at the

hearing will need a record of the proceedings and for such purpose may be required to ensure that a verbatim transcript is made, which record includes the testimony and evidence upon which the appeal is to be based. The presence of a court reporter for the purpose of ensuring a verbatim record of the hearing in the event of an appeal must be secured at your own expense.

2

If you have any questions regarding the contents of this Notice, please contact this offce at (727) 215-3443 or email codes@mytreasureisland.org.

For the City,



James Dixon

Code Compliance Inspector City of
Treasure Island, FL

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the City Clerk, 10451 Gulf Blvd, Treasure Island, FL 33706, (727) 547 4575, not later than seven (7) days prior to the proceeding. If hearing impaired (TDD) 1 800 955 8771 or Voice (V) 1 800 955 8770 via Florida Relay Service.

3

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Codes@MyTreasureIsland.org
www.mytreasureisland.org

Affidavit of Service
Code Enforcement Case # FLOOD-005577-2025 and LANDSCAPE-005720-2025

I hereby certify that a copy of the Notice of Hearing was served on April 1, 2026 by James Dixon via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Nathan Stevens, 11120 4th St E, Treasure Island, FL 33706,
9214 8902 9562 6590 1616 5761 84, Receipt attached

x Posting on the property at: 11120 4th St E, Treasure Island, FL 33706 (Picture Attached)

x Posting at City Hall by James Dixon (Picture Attached).

By: _____

James Dixon
Code Compliance Supervisor
City of Treasure Island, FL

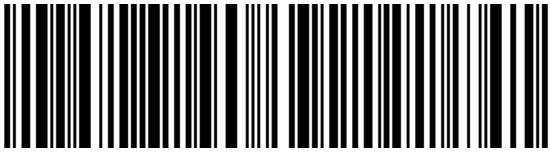
State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 1st day of April, 2026, by James Dixon who is personally known to me or has produced _____ as identification.

EMILY ELLIS
Notary Public-State of Florida
Commission # HH 649639
My Commission Expires
March 10, 2029

Emily Ellis
Notary Public

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1618 2129 36

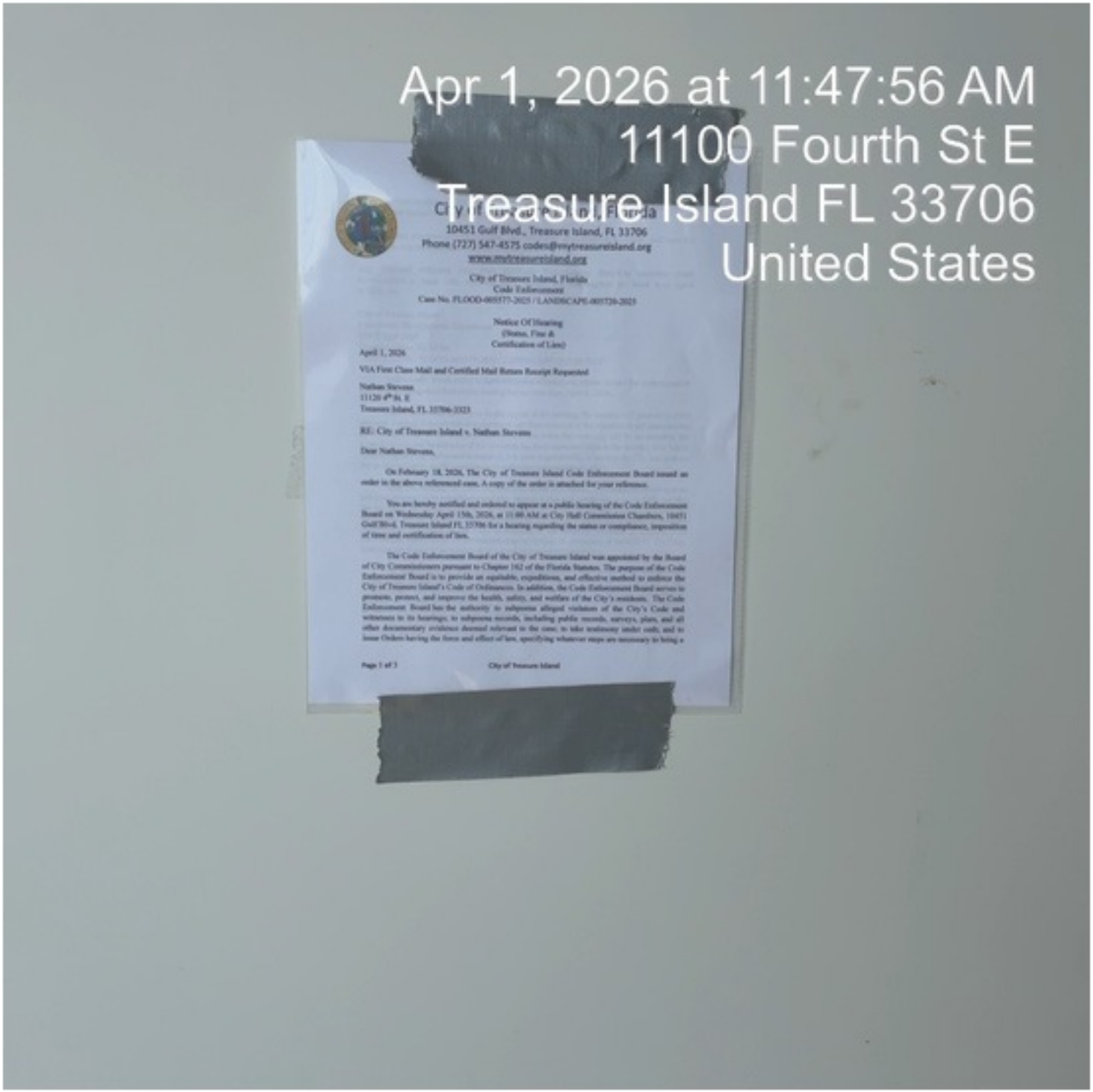
Nathan Stevens
11120 4th St. E
Treasure Island FL 33706

Mailpiece Information

Tracking Number	Reference (Shown on Signature):	Internal Reference/Description	Return Address	Destination Address	Date Mailed	Last Delivery Status
9214890295626590161821293 6			James Dixon City of Treasure Island 10451 Gulf Blvd Treasure Island, FL 33706	Nathan Stevens 11120 4th St. E Treasure Island, FL 33706	4/1/2026	No Authorized Recipient Available SAINT PETERSBURG, FL 2026-04-03

USPS Tracking Details

Date	Status of Item	Location
2026-04-03, 12:08pm	No Authorized Recipient Available	SAINT PETERSBURG, FL 33706
2026-04-02, 9:36pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34280
2026-04-02, 2:29pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34280
2026-04-02, 2:01am	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34280
2026-04-01, 9:09pm	Pre-Shipment Info Sent Usps Awaits Item	SAINT PETERSBURG, FL 33706
2026-04-01, 8:57pm	Processed Through Usps Facility	TAMPA, FL 33630
2026-04-01, 7:42pm	Origin Acceptance	SAINT PETERSBURG, FL 33706


Apr 1, 2026 at 11:47:56 AM
11100 Fourth St E
Treasure Island FL 33706
United States
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org
City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-005577-2025 / LANDSCAPE-005720-2025
Notice Of Hearing
(Status, Fine &
Certification of Lien)
April 1, 2026
VIA First Class Mail and Certified Mail Return Receipt Requested
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11120 4th St. E
Treasure Island, FL 33706-3323
RE: City of Treasure Island v. Nathan Stevens
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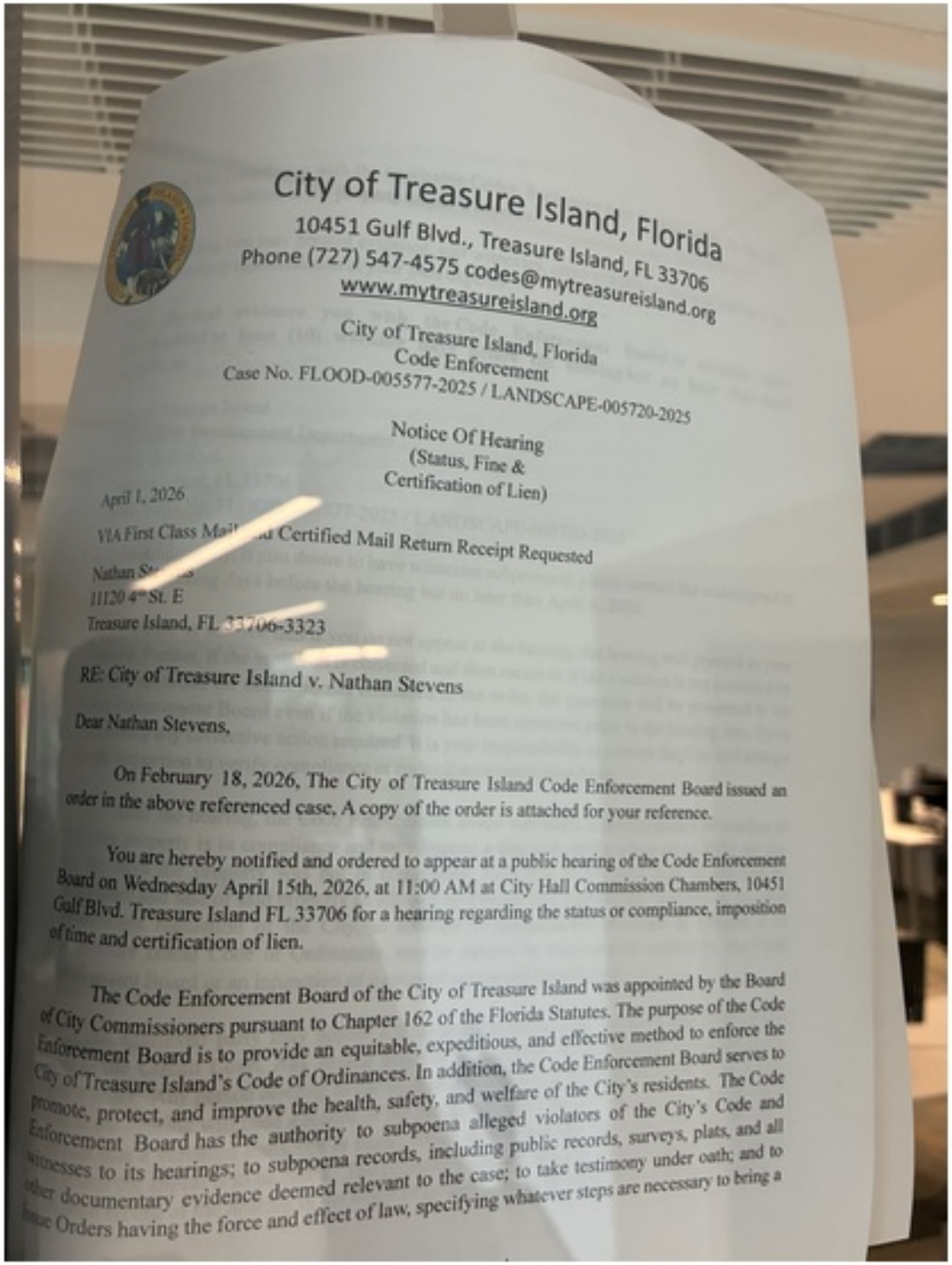
Page 1 of 3
City of Treasure Island



City of Treasure Island, Florida

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City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-005577-2025 / LANDSCAPE-005720-2025

Notice Of Hearing
(Status, Fine &
Certification of Lien)

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CODE BOARD MEETING

CITY OF TREASURE ISLAND

COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Case No. FLOOD-05577-2025/Landscape-005720-2025
City of Treasure Island v. Nathan Stevens
Address: 11120 4th St. E., Treasure Island, FL 33706

Action Request: N/A

Strategic Objective: N/A

Date: April 15, 2026

Prepared By: James Dixon, Code Compliance Supervisor

Through: Maryellen Edwards, Community Development Director

Summary of Issue: Status Hearing for fine & Certification of Lien

Attachments:

1. Code Board Final Order 2/18/2026

2. Affidavit of non-compliance & Evidence

3. Notice of Hearing for fine & certification of lien

4. Affidavit of Service

5. Staff Recommendation

6. Proposed Order

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575
www.mytreasureisland.org

Code Enforcement Board
City of Treasure Island, FL
Case No. FLOOD-005577-2025 / LANDSCAPE-005720-2025

City of Treasure Island, Florida,
Petitioner,

Nathan Stevens,
Respondent.

ORDER

The City of Treasure Island Municipal Code Enforcement Board, in accordance with the Code of Ordinances of the City of Treasure Island, Florida (the "Code"), has heard testimony and reviewed all evidence received at the duly noticed Code Enforcement Board hearing held on February 1 8, 2026, and, based on the testimony and evidence presented, enters this Order finding a violation of the provisions ofthe Code discussed below. The following Findings of Fact, Conclusions of Law, and Order are hereby entered:

Findings of Fact

1) The Respondent, Nathan Stevens, is the owner of the real property located at 1 1120 4th St. E., Treasure Island, FL 33706 ("Subject Property") and did not appear in person to the Code Enforcement Board on February 18, 2026.

2) The City of Treasure Island Code Compliance Inspector, James Dixon, provided evidence and testified that the Respondent was provided notice of the hearing as required by the Code, evidence and testimony regarding the condition of the property, and

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evidence that the property was in violation of the provisions of the Code cited in the Notice of Violation. The exhibit packet was entered into the record.

3) A Notice of Violation was mailed first class and Certified First Class, posted on the front door of the residence and posted at City Hall on August 06, 2025. A Notice of Hearing was mailed First Class and Certified First Class and posted on the property and at City Hall on February 3, 2026.

4) The Subject Property contained the violations listed in the Notice of Violation, Notice of Hearing, and the exhibit packet submitted by the City and each are incorporated into these Findings of Fact by reference. The violations include: Section 18-37. - Unhealthful accumulations declared public nuisance. Section 66-104.1- Permits required. Section 66104.3 - Application for a permit or approval. Section 68-495. - Minimum property standards. These violations were first observed by the City on April 29, 2025.

Conclusion of Law

By reason of the foregoing facts, the following conclusions of law are reached: the Respondent received proper notice of the violations. Respondent failed to meet the compliance measures specified in the Notice of Violation. Respondent was in and remains in violation of Section 1837, Section 68-495 of the Code, Section 66-104.1 and Section 66-104.3 of the Treasure Island Code of Ordinances. The Respondent is found to be a first-time violator of Section 18-37, Section 68-495 of the Code, Section 66-104.1 and Section 66-104.3 of the Treasure Island Code of Ordinances.

of4

ORDER

It is, therefore, ordered and adjudged that the Respondent must come into compliance with the Code by March 20, 2026, by correcting the violations by completing the following on the subject property:

1. Apply for and obtain a permit for all work completed, complete and pass all required inspections to finalize each permit.
2. Maintain all grass and weeds to less than six inches.
3. Trim overgrown vegetation.
4. Remove dead vegetation from the property.
5. Remove all debris from yard.

Upon completion of items listed 1. through 5. above, Respondent is ordered to contact the City for a reinspection of the subject property to confirm that •compliance with this Order has been reached.

DONE AND ORDERED on this 18th day of February 2026, by the Treasure Island Code Enforcement Board.

2/20/2026

Donald M. Snemis, Chair
Code Enforcement Board

APPEAL: An aggrieved party may appeal an Order of the City of Treasure Island Code Enforcement Board. The appeal shall be limited to appellate review of the record created before the Code Enforcement Board. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

of 4

PAYMENT OF ADMINISTRATIVE COSTS, LIENS OR FINES: Checks should be made payable to "City of Treasure Island," include the case number and mail to:

Filed with the City of Treasure Island City Clerk
Date: 2/20/26

Lisa-Marie Kennedy, City Clerk Tia Payton Deputy Clerk

Copies to: Respondent and City of Treasure Island

City of Treasure Island, Florida
10451 Gulf Blvd, Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

case No.: Case No. FLOOD-005577-2025 & LANDSCAPE-005720-2025 Respondent(s):
Nathan Stevens
Property Address: 11120 4th St. E., Treasure Island, FL 33706

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COINTY OF PINELLAS

I, James Dixon, being duly sworn, state:

1. I am a Code Compliance Inspector for the City of Treasure Island, Florida.

2. On February 18, 2026, the Code Enforcement Board entered an Order regarding the above referenced Property requiring the Respondent(s) to take the corrective action set forth in the Order by 30 days from the Date of Hearing. The compliance date for the Property was March 20, 2026.

3. I inspected the above-referenced Property on March 27, 2026.

4. Based on that inspection, some of the corrective action ordered has been completed, but other violations have not been addressed, and the Property is NOT IN COMPLIANCE with the above-referenced Order as of the Inspection Date.

5. On March 27, 2026, I observed the following conditions on the Property that remain out of compliance:
   - Respondent has not applied and obtained a permit for work completed
   - There is dead vegetation on the Property
   - There are building materials on the property.
   - There is overgrown vegetation

6. The following materials are attached hereto and incorporated herein by reference:
   l) A records search confirming that no permits have been applied for and obtained.
   2) Photographs that I personally took of the above-referenced property on March 27, 2026, that fairly and accurately depict the condition of the Property at the time of the inspection. These photographs have not been altered in any way.

SWORN AND ATTESTED BY:

James Dixon

Co e Compliance Supervisor

City of Treasure Island
Community Development Department

City of Treasure Island, FL

[X] physical presence or [___] online notarization, this 1st day of April, 2026, James Dixon who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL

Emily Ellis
Notary Public

EMILY ELLIS
Notary Public-State of Florida
Commission # HH 649639
My Commission Expires
March 10, 2029

The foregoing instrument was sworn to, subscribed and ackno ledged before me by means of [X] physical presence or [_] online notarization, this 202 , James Dixon

Showing 1 - 10 of 10 Records

Permit Number	Address	Permit Type	Permit Status	Permit Issue Date ↓	Permit Square Feet	Permit Description	Permit Work Cla
MECR-007661-2024	11120 4TH ST TREASURE ISLAND, FL 33706	Mechanical (Residential)	Expired	06/28/2024	0.00	E/C/O REPLACE EXISTING WITH A GODDMAN 3 TON STRAIGHT COO L CONDENSER AND GOODMAN 3 TON AIR HANDLER WITH 10KW H EAT STRIPS. AHRI# 213396358. A LL WORK AND MATERIALS PER C URRENTLY ADOPTED STATE AND LOCAL CODES. Online permit.	HVAC Equal Chan
201201432	11120 4TH ST E Treasure Island, F L 33706	Legacy	Complete	11/19/2012	0.00	DEMO EXISTING DOCK AND BUIL D NEW 38' X 5' WALKOUT TO 12' X 12' HEAD AND NEW 10K BOAT LIF T	Permit
201200780	11120 4TH ST E Treasure Island, F L 33706	Legacy	Complete	05/31/2012	0.00	REPLACE IMPACT (13) WINDOWS, (2) DOORS ALL SIZE/SIZE	Permit
201004125	11120 4TH ST E Treasure Island, F L 33706	Legacy	Complete	12/17/2010	0.00	INSTALL FENCE PER SURVEY AN D DRAWING	Permit
200401447	11120 4TH ST E Treasure Island, F L 33706	Legacy	Complete	10/13/2004	0.00	WIRE A/H WITH 9KW HEAT AND C HANGE BREAKER	Permit
200401272	11120 4TH ST E Treasure Island, F L 33706	Legacy	Complete	09/09/2004	0.00	CHANGEOUT 3 TON SPLIT W9KW HEAT CHANGEOUT DUCTWORK 9 SUPPLIES AND 5 RETURNS	Permit
9601149	11120 4TH ST E Treasure Island, F L 33706	Legacy	Complete	07/12/1996	0.00	CHANGE-OUT FUSE PANEL TO BR EAKER BOX, ELECTRICX TO DOCK	Permit
9600994	11120 4TH ST E Treasure Island, F L 33706	Legacy	Complete	06/13/1996	0.00	REPAIR DOCK SURFACE & RAILIN GS	Permit
200200148	11120 4TH ST E Treasure Island, F L 33706	Legacy	In Review		0.00	REPLACE ELECTRIC WATER HEAT ER	Permit
BLDR-013235-2026	11120 4TH ST E TREASURE ISLAN D, FL 33706	Building (Residential)	Incomplete Application		0.00	Replace rolled roofing on carport. All work & material per currently a dopted state & local codes. Online permit	Repair / Replace
					0.00		

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-005577-2025 / LANDSCAPE-005720-2025

Notice Of Hearing
(Status, Fine &
Certification of Lien)

April 1, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Nathan Stevens
11120 4th St. E
Treasure Island, FL 33706-3323

RE: City of Treasure Island v. Nathan Stevens

Dear Nathan Stevens,

On February 18, 2026, The City of Treasure Island Code Enforcement Board issued an order in the above referenced case, A copy of the order is attached for your reference.

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday April 15th, 2026, at 11:00 AM at City Hall Commission Chambers, 10451 Gulf Blvd. Treasure Island FL 33706 for a hearing regarding the status or compliance, imposition of time and certification of lien.

The Code Enforcement Board of the City of Treasure Island was appointed by the Board of City Commissioners pursuant to Chapter 162 of the Florida Statutes. The purpose of the Code Enforcement Board is to provide an equitable, expeditious, and effective method to enforce the City of Treasure Island's Code of Ordinances. In addition, the Code Enforcement Board serves to promote, protect, and improve the health, safety, and welfare of the City's residents. The Code Enforcement Board has the authority to subpoena alleged violators of the City's Code and witnesses to its hearings; to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case; to take testimony under oath; and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a a violation into compliance with the applicable Codes. Such steps may include action by the City to correct the violation at the property owner's expense.

At the hearing you may present evidence, call witnesses, cross-examine witnesses, and have the right to attorney representation at your own expense.

Any physical evidence you wish the Code Enforcement Board to consider must be submitted at least (10) working days before the hearing but no later than April 6, 2026, to:

City of Treasure Island
Community Development Department 10451 Gulf
Blvd.
Treasure Island, FL 33706
Attn: "Case No. FLOOD-005577-2025 / LANDSCAPE-005720-2025"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than April 6, 2026.

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction as contained in the order, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the hearing date. Upon completing any corrective action required, it is your responsibility to contact the City and arrange for an inspection to verify compliance at codes@mytreasureisland.org.

After the hearing, the Code Enforcement Board will make a determination of whether or not your property is in compliance and may impose a fine and certify a lien up to $250 per day for the days the property was not in compliance. Such lien, if not paid, may be satisfied by foreclosure and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, may be subject to abatement if ordered by the Code Enforcement Board or an injunction of a court of competent jurisdiction.

An aggrieved party may appeal a final administrative order ofthe Code Enforcement Board to the Circuit Court. Any appeal must be filed within 30 days ofthe execution of the Board's order. Any person desiring to file an appeal to any action taken by the Code Enforcement Board at the

hearing will need a record of the proceedings and for such purpose may be required to ensure that a verbatim transcript is made, which record includes the testimony and evidence upon which the appeal is to be based. The presence of a court reporter for the purpose of ensuring a verbatim record of the hearing in the event of an appeal must be secured at your own expense.

2

If you have any questions regarding the contents of this Notice, please contact this offce at (727) 215-3443 or email codes@mytreasureisland.org.

For the City,

James Dixon
es Dixon

Code Compliance Inspector City of
Treasure Island, FL

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the City Clerk, 10451 Gulf Blvd, Treasure Island, FL 33706, (727) 547 4575, not later than seven (7) days prior to the proceeding. If hearing impaired (TDD) 1 800 955 8771 or Voice (V) 1 800 955 8770 via Florida Relay Service.

3

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Codes@MyTreasureIsland.org
www.mytreasureisland.org

Affidavit of Service
Code Enforcement Case # FLOOD-005577-2025 and LANDSCAPE-005720-2025

I hereby certify that a copy of the Notice of Hearing was served on April 1, 2026 by James Dixon via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Nathan Stevens, 11120 4th St E, Treasure Island, FL 33706,
9214 8902 9562 6590 1616 5761 84, Receipt attached

x Posting on the property at: 11120 4th St E, Treasure Island, FL 33706 (Picture Attached)

x Posting at City Hall by James Dixon (Picture Attached).

By: _____

James Dixon
Code Compliance Supervisor
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 1st day of April, 2026, by James Dixon who is personally known to me or has produced _____ as identification.

EMILY ELLIS
Notary Public-State of Florida
Commission # HH 649639
My Commission Expires
March 10, 2029

Emily Ellis
Notary Public

Staff Recommendation:

Staff recommends that the Code Enforcement Board adopt the proposed motion, impose the $250.00 per day fine retroactive to March 27, 2026, certify the lien for accrued fines and costs, and authorize recording of the Order in the Official records of Pinellas County.

Proposed Motion:

In the case **FLOOD-005577-2025 | LANDSCAPE-005720-2025**, I move that the Code Enforcement Board find that the Respondent was not present and, based on the testimony and evidence received, it is evident that a violation does exist and therefore, the Respondent, Nathan Stevens, has failed to comply with the compliance deadline of March 20, 2026, set forth in the Board's prior Order. Pursuant to Chapter 2, Article III of the City of Treasure Island Code of Ordinances and § 162.09, Florida Statutes, the Board hereby imposes an administrative fine of $250.00 per day for each day the violation(s) have continued and continue past that deadline, with fines beginning to accrue on March 27, 2026, and continuing until full compliance is achieved or the violations are abated by the City. As of the date of this hearing, the accrued fines total $5,000.00 which is hereby certified and shall constitute a lien against the Subject Property and any other real or personal property of the Respondent; a certified copy of this Order may be recorded in the Official Records of Pinellas County, Florida, to perfect the lien, which shall be enforceable in the same manner as a judgment.

AGENDA ITEM NO.
VIII.2

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: April 15, 2026

SUBMITTED BY: Pamela Nash, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: OLD BUSINESS

SUBJECT: FLOOD-005744-2025
Marcos Diaz
10207 3rd ST E
Treasure Island FL 33706

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
AGENDA REPORT.pdf
10207 3RD CEB SIGNED ORDERS.pdf
NOTICE OF HEARING STATUS FINE AND CERT OF LIEN.pdf
AFFIDAVIT OF SERVICE NOH 04.01.26.pdf
AFFIDAVIT OF NON COMPLIANCE 04.01.26.pdf
POWERPOINT V1.pdf

CODE BOARD MEETING

CITY OF TREASURE ISLAND

COMMISSION CHAMBERS

Agenda Report

Agenda Title Name:	Case No. FLOOD-005744-2025 Marcos Diaz – 10207 3rd ST E Treasure Island FL 33706
Action Request:	Certification of Lien
Strategic Objective:	N/A
Date:	April 15, 2026
Prepared By:	Pamela Nash, Code Compliance Inspector City of Treasure Island, FL
Through:	James Dixon, Code Enforcement Supervisor Maryellen Edwards, Community Development Director
Summary of Issue:	Work completed without issued permit
Attachments:	Orders Notice of Hearing – Status Update & Certification of Lien Affidavit of Service – Notice of Hearing Affidavit of Non-Compliance

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575
www.mytreasureisland.org

Code Enforcement Board
City of Treasure Island, FL
Case No. FLOOD-005744-2025

City of Treasure Island, Florida,
Petitioner,

v.

Marco Diaz,
Respondent.
_____/

ORDER

The City of Treasure Island Municipal Code Enforcement Board, in accordance with the Code of Ordinances of the City of Treasure Island, Florida (the "Code"), has heard testimony and reviewed all evidence received at the duly noticed Code Enforcement Board hearing held on February 18, 2026, and, based on the testimony and evidence presented, enters this Order finding a violation of the provisions of the Code discussed below. The following Findings of Fact, Conclusions of Law, and Order are hereby entered:

Findings of Fact

1) The Respondent, Marco Diaz, is the owner of the real property located at 10207 3rd St. E., Treasure Island, FL 33706 ("Subject Property") and did not appear in person to the Code Enforcement Board on February 18, 2026.
2) The City of Treasure Island Code Compliance Inspector, Pamela Nash, provided evidence and testified that the Respondent was provided notice of the hearing as required by the Code, evidence and testimony regarding the condition of the property, and

evidence that the property was in violation of the provisions of the Code cited in the Notice of Violation. The exhibit packet was entered into the record.

3) A Notice of Violation was mailed first class and Certified First Class, posted on the front door of the residence and posted at City Hall on October 03, 2025. A Notice of Hearing was mailed First Class and Certified First Class and posted on the property and at City Hall on February 3, 2026.

4) The Subject Property contained the violations listed in the Notice of Violation, Notice of Hearing, and the exhibit packet submitted by the City and each are incorporated into these Findings of Fact by reference. The violations include: Section 66-104.1- Permits required. Section 68-495. - Minimum property standards. These violations were first observed by the City on April 30, 2025.

Conclusion of Law

By reason of the foregoing facts, the following conclusions of law are reached: the Respondent received proper notice of the violations. Respondent failed to meet the compliance measures specified in the Notice of Violation. Respondent was in and remains in violation of Section 68- and Section 66-104.1 of the Treasure Island Code of Ordinances. The Respondent is found to be a first-time violator of Section 68 and Section 66-104.1 of the Treasure Island Code of Ordinances.

ORDER

It is, therefore, ordered and adjudged that the Respondent must come into compliance with the Code by March 20, 2026, by correcting the violations by completing the following on the subject property:

1. Apply for and obtain a permit for all work completed, complete and pass all required inspections to finalize each permit.

Upon completion of the items above, Respondent is ordered to contact the City for a reinspection of the subject property to confirm that compliance with this Order has been reached.

DONE AND ORDERED on this 18th day of February 2026, by the Treasure Island Code Enforcement Board.

2/20/2026

Donald M. Snemis, Chair
Code Enforcement Board

APPEAL: An aggrieved party may appeal an Order of the City of Treasure Island Code Enforcement Board. The appeal shall be limited to appellate review of the record created before the Code Enforcement Board. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

PAYMENT OF ADMINISTRATIVE COSTS, LIENS OR FINES: Checks should be made payable to "City of Treasure Island," include the case number and mail to:

Filed with the City of Treasure Island City Clerk
Date: 2/20/26

~~Lisa Marie Kennedy, City Clerk~~ Tia Payton Deputy City Clerk
Copies to: Respondent and City of Treasure Island

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
x (727) 547-4582www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-005744-2025

Notice Of Hearing
Status, Fine & Certification of Lien

April 1, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Marcos Diaz
10207 3rd ST E
Treasure Island, FL 33706

Marcos Diaz
10216 Paradise BLVD
Treasure Island FL 33706

RE: City of Treasure Island v Marcos Diaz

Dear Marcos Diaz,

On February 18, 2026, The City of Treasure Island Code Enforcement Board issued an order in the above referenced case, A copy of the order is attached for your reference.

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday April 15th, 2026, at 11:00 AM at City Hall Commission Chambers, 10451 Gulf Blvd. Treasure Island FL 33706 for a hearing regarding the status or compliance, imposition of time and certification of lien

The Code Enforcement Board of the City of Treasure Island was appointed by the Board of City Commissioners pursuant to Chapter 162 of the Florida Statutes. The purpose of the Code Enforcement Board is to provide an equitable, expeditious, and effective method to enforce the City of Treasure Island's Code of Ordinances. In addition, the Code Enforcement Board serves to promote, protect, and improve the health, safety, and welfare of the City's residents. The Code Enforcement Board has the authority to subpoena alleged violators of the City's Code and witnesses to its hearings; to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case; to take testimony under oath; and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring

a violation into compliance with the applicable Codes. Such steps may include action by the City to correct the violation at the property owner's expense.

At the hearing you may present evidence, call witnesses, cross-examine witnesses, and have the right to attorney representation at your own expense.

Any physical evidence you wish the Code Enforcement Board to consider must be submitted at least (10) working days before the hearing but no later than April 6, 2026, to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # FLOOD-005744-2025"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than April 6, 2026.

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction as contained in the order, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the hearing date. Upon completing any corrective action required, it is your responsibility to contact the City and arrange for an inspection to verify compliance at codes@mytreasureisland.org.

After the hearing, the Code Enforcement Board will make a determination of whether or not your property is in compliance and may impose a fine and certify a lien up to $250 per day for the days the property was not in compliance. Such lien, if not paid, may be satisfied by foreclosure and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, may be subject to abatement if ordered by the Code Enforcement Board or an injunction of a court of competent jurisdiction

An aggrieved party may appeal a final administrative order of the Code Enforcement Board to the Circuit Court. Any appeal must be filed within 30 days of the execution of the Board's order. Any person desiring to file an appeal to any action taken by the Code Enforcement Board at the hearing will need a record of the proceedings and for such purpose may be required to ensure that a verbatim transcript is made, which record includes the testimony and evidence upon which the appeal is to be based. The presence of a court reporter for the purpose of ensuring a verbatim record of the hearing in the event of an appeal must be secured at your own expense.

If you have any questions regarding the contents of this Notice, please contact this office at (727) 215-3443 or email codes@mytreasureisland.org.

For the City of Treasure Island,

Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the City Clerk, 10451Gulf Blvd., Treasure Island, FL 33706, (727) 547 4575, no later than seven (7) days prior to the proceeding. If hearing impaired (TDD) 1 800 955 8771 or Voice (V) 1 800 955 8770 via Florida Relay Service.

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Codes@MyTreasureIsland.org
www.mytreasureisland.org

Affidavit of Service
Code Enforcement Case FLOOD-005744-2025

I hereby certify that a copy of the Notice of Hearing was served on April 1, 2026, by Pamela Nash via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:

Marco Diaz 10207 3rd ST E Treasure Island FL 33706 Certified Number (Receipt Attached) 9214 8902 9562 6590 1618 2122 40
Marco Diaz 10216 Paradise BLVD St. Petersburg FL 33709-3119 Certified Number 9214 8902 9562 6590 1618 2123 94 (Receipt Attached)

x Posting on the property at: 10207 3rd ST E Treasure Island FL 33706 (Picture Attached)

x Posting at City Hall by Pamela Nash (Picture Attached).

By: _____

Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, April 1, 2026, by Pamela Nash is personally known to me or has produced as identification.

EMILY ELLIS
Notary Public-State of Florida
Commission # HH 649639
My Commission Expires
March 10, 2029

NOTARY SEAL

_____
Notary Public

Mailpiece Information

Tracking Number	Reference (Shown on Signature):	Internal Reference/Description	Return Address	Destination Address	Date Mailed	Last Delivery Status
9214890295626590161821240	FLOOD-005744-2025		PAMELA NASH City of Treasure Island 10451 Gulf Blvd Treasure Island, FL 33706	MARCOS DIAZ 10207 3RD ST E TREASURE ISLAND, FL 33706	4/1/2026	No Authorized Recipient Available SAINT PETERSBURG, FL 2026-04-04

USPS Tracking Details

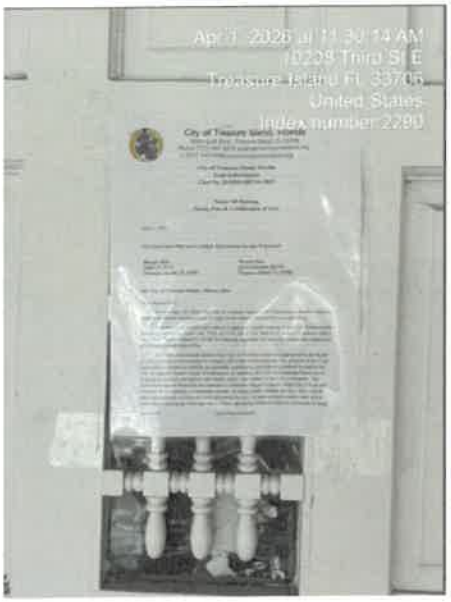
Date	Status of Item	Location
2026-04-04, 2:27pm	No Authorized Recipient Available	SAINT PETERSBURG, FL 33706
2026-04-03, 8:18pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-04-03, 5:38pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-04-03, 1:47pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-04-02, 9:36pm	Processed Through Usps Facility	TAMPA, FL 33630
2026-04-02, 8:21pm	Origin Acceptance	SAINT PETERSBURG, FL 33706
2026-04-01, 9:09pm	Pre-Shipment Info Sent Usps Awaits Item	SAINT PETERSBURG, FL 33706

Mailpiece Information

Tracking Number	Reference (Shown on Signature).	Internal Reference/Description	Return Address	Destination Address	Date Mailed	Last Delivery Status
9214890295626590161657293 3	FLOOD-005744-2025		PAMELA NASH City of Treasure Island 10451 Gulf Blvd Treasure Island, FL 33706	MARCO DIAZ 10207 3RD ST E TREASURE ISLAND, FL 33706	2/3/2026	Processed Through Usps Facility SARASOTA FL DISTRIBUTION CENTER, 2026-02-08

USPS Tracking Details

Date	Status of Item	Location
2026-02-08, 5:13pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-02-08, 3:49pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-02-08, 2:50pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-02-07, 6:48pm	Processed Through Usps Facility	FORT MYERS FL DISTRIBUTION CENTER, 33913
2026-02-05, 11:36am	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-02-04, 9:57pm	Processed Through Usps Facility	TAMPA, FL 33630
2026-02-04, 8:42pm	Origin Acceptance	SAINT PETERSBURG, FL 33706
2026-02-03, 9:13pm	Pre-Shipment Info Sent Usps Awaits Item	SAINT PETERSBURG, FL 33706


Apr 1, 2026 at 11:30:14 AM
10209 Third St E
Treasure Island FL 33706
United States
Index number:2290


Apr 1, 2026 at 11:30:18 AM
10208 Third St E
Treasure Island FL 33706
United States
Index number:2291


Apr 1, 2026 at 11:30:37 AM
10207 Third St E
Treasure Island FL 33706
United States
Index number:2292

City of Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

Case No.: FLOOD-005744-2025
Respondent(s): Marcos Diaz
Property Address: 10207 3rd ST E Treasure Island FL 33706
Inspection Date: April 9, 2026

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

I, Pamela Nash, being duly sworn, state:

1. I am a Code Compliance Inspector for the City of Treasure Island, Florida.

2. On February 18, 2026, the Code Enforcement Special Magistrate entered an Order regarding the above-referenced Property requiring the Respondent(s) to take the corrective action set forth in the Order by March 20, 2026.

3. I inspected the above-referenced Property on the Inspection Date listed above.

4. Based on that inspection, the corrective action ordered has not been completed and the Property is **NOT IN COMPLIANCE** with the above-referenced Order as of the Inspection Date.

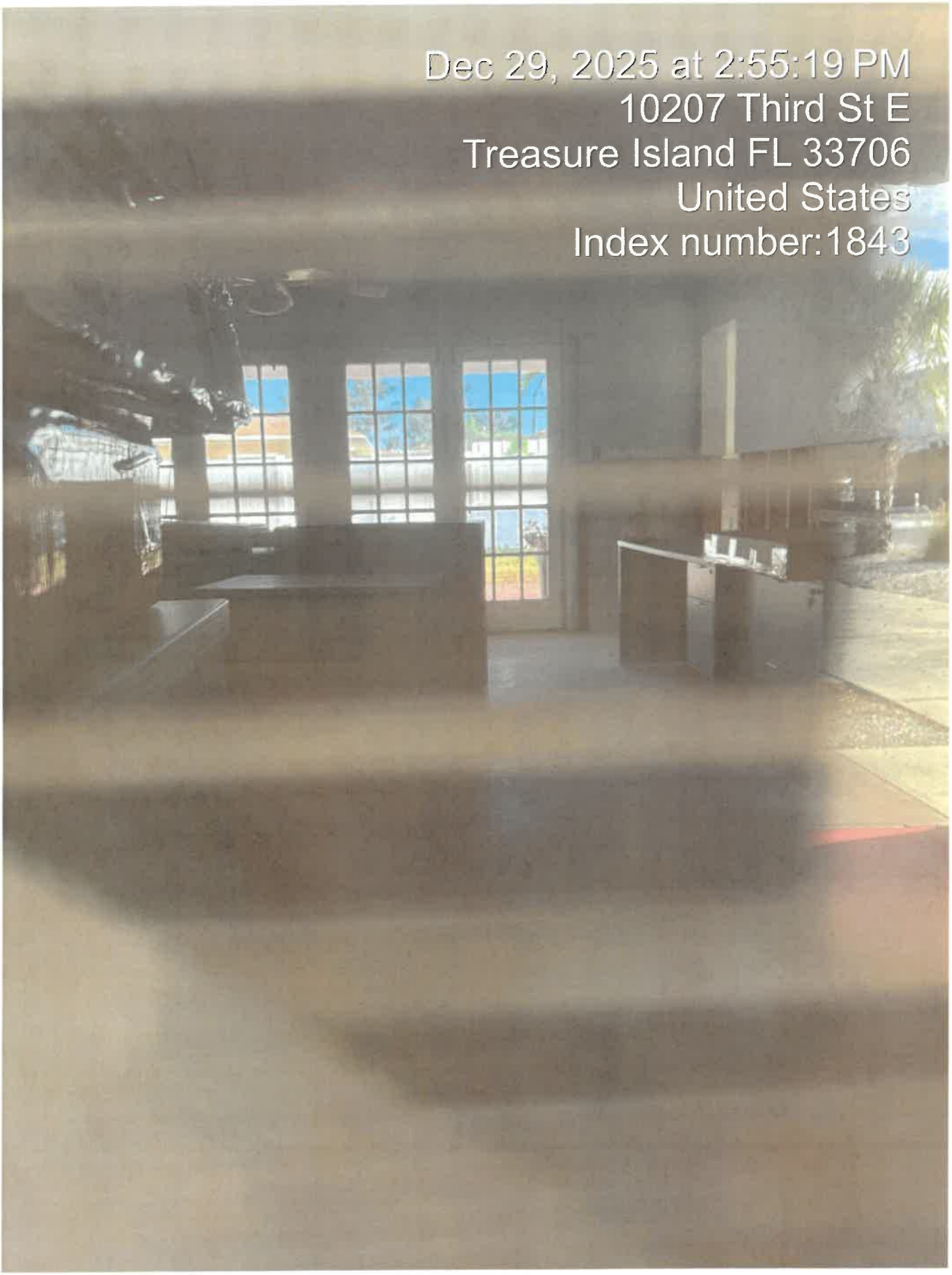
5. On April 1, 2026, I observed the following conditions on the Property that remain out of compliance: **Work completed without an issued permit.**

6. The following materials are attached hereto and incorporated herein by reference (select all that apply):

   ✓ Photographs that I personally took of the above-referenced property on December 29, 2025, that fairly and accurately depict the condition of the Property at the time of the inspection. These photographs have not been altered in any way.

   ✓ Copies of issued permit(s) and/or approval(s) relevant to the corrective action required.

   __ Other: _____


Dec 29, 2025 at 2:55:19 PM
10207 Third St E
Treasure Island FL 33706
United States
Index number:1843

SWORN AND ATTESTED BY:

Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of [X] physical presence or [___] online notarization, this 9th day of Apri 11 , 2026, Pamela Nash who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL

STEPHANIE CONATSER
MY COMMISSION # HH421955
EXPIRES: July 16, 2027

Notary Public

Showing 1 - 6 of 6 Records

Permit Number	Address	Permit Type	Permit Status	Permit Issue Date	Permit Square Feet
BLDR-004328-2022	10207 3RD ST E TREASURE ISLAND, FL 33706	Building (Residential)	Complete	07/20/2022	0.00
201400081	10207 3RD ST E Treasure Island, FL 33706	Legacy	Complete	01/30/2014	0.00
200300321	10207 3RD ST E Treasure Island, FL 33706	Legacy	Complete	03/06/2003	0.00
201602001	10207 3RD ST E Treasure Island, FL 33706	Legacy	Complete	11/30/2016	0.00
9900007	10207 3RD ST E Treasure Island, FL 33706	Legacy	Complete	01/05/1999	0.00
BLDR-004490-2022	10207 3RD ST E TREASURE ISLAND, FL 33706	Building (Residential)	Complete	10/18/2022	0.00
					0.00

CODE BOARD MEETING

CITY OF TREASURE ISLAND

COMMISSION CHAMBERS

Agenda Report

Agenda Title Name:	Case No. FLOOD-005744-2025 Marcos Diaz – 10207 3rd ST E Treasure Island FL 33706
Action Request:	Certification of Lien
Strategic Objective:	N/A
Date:	April 15, 2026
Prepared By:	Pamela Nash, Code Compliance Inspector City of Treasure Island, FL
Through:	James Dixon, Code Enforcement Supervisor Maryellen Edwards, Community Development Director
Summary of Issue:	Work completed without issued permit
Attachments:	Orders Notice of Hearing – Status Update & Certification of Lien Affidavit of Service – Notice of Hearing Affidavit of Non-Compliance

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575
www.mytreasureisland.org

Code Enforcement Board
City of Treasure Island, FL
Case No. FLOOD-005744-2025

City of Treasure Island, Florida,
Petitioner,

v.

Marco Diaz,
Respondent.
_____/

ORDER

The City of Treasure Island Municipal Code Enforcement Board, in accordance with the Code of Ordinances of the City of Treasure Island, Florida (the "Code"), has heard testimony and reviewed all evidence received at the duly noticed Code Enforcement Board hearing held on February 18, 2026, and, based on the testimony and evidence presented, enters this Order finding a violation of the provisions of the Code discussed below. The following Findings of Fact, Conclusions of Law, and Order are hereby entered:

Findings of Fact

1) The Respondent, Marco Diaz, is the owner of the real property located at 10207 3rd St. E., Treasure Island, FL 33706 ("Subject Property") and did not appear in person to the Code Enforcement Board on February 18, 2026.
2) The City of Treasure Island Code Compliance Inspector, Pamela Nash, provided evidence and testified that the Respondent was provided notice of the hearing as required by the Code, evidence and testimony regarding the condition of the property, and

evidence that the property was in violation of the provisions of the Code cited in the Notice of Violation. The exhibit packet was entered into the record.

3) A Notice of Violation was mailed first class and Certified First Class, posted on the front door of the residence and posted at City Hall on October 03, 2025. A Notice of Hearing was mailed First Class and Certified First Class and posted on the property and at City Hall on February 3, 2026.
4) The Subject Property contained the violations listed in the Notice of Violation, Notice of Hearing, and the exhibit packet submitted by the City and each are incorporated into these Findings of Fact by reference. The violations include: Section 66-104.1- Permits required. Section 68-495. - Minimum property standards. These violations were first observed by the City on April 30, 2025.

Conclusion of Law

By reason of the foregoing facts, the following conclusions of law are reached: the Respondent received proper notice of the violations. Respondent failed to meet the compliance measures specified in the Notice of Violation. Respondent was in and remains in violation of Section 68- and Section 66-104.1 of the Treasure Island Code of Ordinances. The Respondent is found to be a first-time violator of Section 68 and Section 66-104.1 of the Treasure Island Code of Ordinances.

ORDER

It is, therefore, ordered and adjudged that the Respondent must come into compliance with the Code by March 20, 2026, by correcting the violations by completing the following on the subject property:

1. Apply for and obtain a permit for all work completed, complete and pass all required inspections to finalize each permit.

Upon completion of the items above, Respondent is ordered to contact the City for a reinspection of the subject property to confirm that compliance with this Order has been reached.

DONE AND ORDERED on this 18th day of February 2026, by the Treasure Island Code Enforcement Board.

2/20/2026

Donald M. Snemis, Chair
Code Enforcement Board

APPEAL: An aggrieved party may appeal an Order of the City of Treasure Island Code Enforcement Board. The appeal shall be limited to appellate review of the record created before the Code Enforcement Board. An appeal shall be filed within thirty (30) days of the execution of the Order to be appealed.

PAYMENT OF ADMINISTRATIVE COSTS, LIENS OR FINES: Checks should be made payable to "City of Treasure Island," include the case number and mail to:

Filed with the City of Treasure Island City Clerk
Date: 2/20/26

~~Lisa Marie Kennedy, City Clerk~~ Tia Payton Deputy Cityclerk
Copies to: Respondent and City of Treasure Island

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
x (727) 547-4582www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-005744-2025

Notice Of Hearing
Status, Fine & Certification of Lien

April 1, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Marcos Diaz
10207 3rd ST E
Treasure Island, FL 33706

Marcos Diaz
10216 Paradise BLVD
Treasure Island FL 33706

RE: City of Treasure Island v Marcos Diaz

Dear Marcos Diaz,

On February 18, 2026, The City of Treasure Island Code Enforcement Board issued an order in the above referenced case, A copy of the order is attached for your reference.

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday April 15th, 2026, at 11:00 AM at City Hall Commission Chambers, 10451 Gulf Blvd. Treasure Island FL 33706 for a hearing regarding the status or compliance, imposition of time and certification of lien

The Code Enforcement Board of the City of Treasure Island was appointed by the Board of City Commissioners pursuant to Chapter 162 of the Florida Statutes. The purpose of the Code Enforcement Board is to provide an equitable, expeditious, and effective method to enforce the City of Treasure Island's Code of Ordinances. In addition, the Code Enforcement Board serves to promote, protect, and improve the health, safety, and welfare of the City's residents. The Code Enforcement Board has the authority to subpoena alleged violators of the City's Code and witnesses to its hearings; to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case; to take testimony under oath; and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring

a violation into compliance with the applicable Codes. Such steps may include action by the City to correct the violation at the property owner's expense.

At the hearing you may present evidence, call witnesses, cross-examine witnesses, and have the right to attorney representation at your own expense.

Any physical evidence you wish the Code Enforcement Board to consider must be submitted at least (10) working days before the hearing but no later than April 6, 2026, to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # FLOOD-005744-2025"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than April 6, 2026.

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction as contained in the order, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the hearing date. Upon completing any corrective action required, it is your responsibility to contact the City and arrange for an inspection to verify compliance at codes@mytreasureisland.org.

After the hearing, the Code Enforcement Board will make a determination of whether or not your property is in compliance and may impose a fine and certify a lien up to $250 per day for the days the property was not in compliance. Such lien, if not paid, may be satisfied by foreclosure and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, may be subject to abatement if ordered by the Code Enforcement Board or an injunction of a court of competent jurisdiction

An aggrieved party may appeal a final administrative order of the Code Enforcement Board to the Circuit Court. Any appeal must be filed within 30 days of the execution of the Board's order. Any person desiring to file an appeal to any action taken by the Code Enforcement Board at the hearing will need a record of the proceedings and for such purpose may be required to ensure that a verbatim transcript is made, which record includes the testimony and evidence upon which the appeal is to be based. The presence of a court reporter for the purpose of ensuring a verbatim record of the hearing in the event of an appeal must be secured at your own expense.

If you have any questions regarding the contents of this Notice, please contact this office at (727) 215-3443 or email codes@mytreasureisland.org.

For the City of Treasure Island,

Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the City Clerk, 10451Gulf Blvd., Treasure Island, FL 33706, (727) 547 4575, no later than seven (7) days prior to the proceeding. If hearing impaired (TDD) 1 800 955 8771 or Voice (V) 1 800 955 8770 via Florida Relay Service.

Nash, Pamela (pnash@mytreasureisland.org) is signed in

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Codes@MyTreasureIsland.org
www.mytreasureisland.org

Affidavit of Service
Code Enforcement Case FLOOD-005744-2025

I hereby certify that a copy of the Notice of Hearing was served on April 1, 2026, by Pamela Nash via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:

Marco Diaz 10207 3rd ST E Treasure Island FL 33706 Certified Number (Receipt Attached) 9214 8902 9562 6590 1618 2122 40
Marco Diaz 10216 Paradise BLVD St. Petersburg FL 33709-3119 Certified Number 9214 8902 9562 6590 1618 2123 94 (Receipt Attached)

x Posting on the property at: 10207 3rd ST E Treasure Island FL 33706 (Picture Attached)

x Posting at City Hall by Pamela Nash (Picture Attached).

By: _____

Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, April 1, 2026, by Pamela Nash is personally known to me or has produced as identification.

EMILY ELLIS
Notary Public-State of Florida
Commission # HH 649639
My Commission Expires
March 10, 2029

N[illegible] SLA[illegible]

_____
Notary Public

Mailpiece Information

Tracking Number	References (Shown on Signature):	Internal Reference/Description	Return Address	Destination Address	Date Mailed	Last Delivery Status
9214890295626590161821240	FLOOD-005744-2025		PAMELA NASH City of Treasure Island 10451 Gulf Blvd Treasure Island, FL 33706	MARCOS DIAZ 10207 3RD ST E TREASURE ISLAND, FL 33706	4/1/2026	No Authorized Recipient Available SAINT PETERSBURG, FL 2026-04-04

USPS Tracking Details

Date	Status of Item	Location
2026-04-04, 2:27pm	No Authorized Recipient Available	SAINT PETERSBURG, FL 33706
2026-04-03, 8:18pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-04-03, 5:38pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-04-03, 1:47pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-04-02, 9:36pm	Processed Through Usps Facility	TAMPA, FL 33630
2026-04-02, 8:21pm	Origin Acceptance	SAINT PETERSBURG, FL 33706
2026-04-01, 9:09pm	Pre-Shipment Info Sent Usps Awaits Item	SAINT PETERSBURG, FL 33706

Mailpiece Information

Tracking Number	Reference (Shown on Signature).	Internal Reference/Description	Return Address	Destination Address	Date Mailed	Last Delivery Status
9214890295626590161657293 3	FLOOD-005744-2025		PAMELA NASH City of Treasure Island 10451 Gulf Blvd Treasure Island, FL 33706	MARCO DIAZ 10207 3RD ST E TREASURE ISLAND, FL 33706	2/3/2026	Processed Through Usps Facility SARASOTA FL DISTRIBUTION CENTER, 2026-02-08

USPS Tracking Details

Date	Status of Item	Location
2026-02-08, 5:13pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-02-08, 3:49pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-02-08, 2:50pm	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-02-07, 6:48pm	Processed Through Usps Facility	FORT MYERS FL DISTRIBUTION CENTER, 33913
2026-02-05, 11:36am	Processed Through Usps Facility	SARASOTA FL DISTRIBUTION CENTER, 34260
2026-02-04, 9:57pm	Processed Through Usps Facility	TAMPA, FL 33630
2026-02-04, 8:42pm	Origin Acceptance	SAINT PETERSBURG, FL 33706
2026-02-03, 9:13pm	Pre-Shipment Info Sent Usps Awaits Item	SAINT PETERSBURG, FL 33706

10207 3RD ST E NOTICE OF DAILY FINE ACCRUING AT PROPERTY







[No Title]

City of Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

Case No.: FLOOD-005744-2025
Respondent(s): Marcos Diaz
Property Address: 10207 3rd ST E Treasure Island FL 33706
Inspection Date: April 9, 2026

AFFIDAVIT OF NON-COMPLIANCE

STATE OF FLORIDA
COUNTY OF PINELLAS

I, Pamela Nash, being duly sworn, state:

1. I am a Code Compliance Inspector for the City of Treasure Island, Florida.
2. On February 18, 2026, the Code Enforcement Special Magistrate entered an Order regarding the above-referenced Property requiring the Respondent(s) to take the corrective action set forth in the Order by March 20, 2026.
3. I inspected the above-referenced Property on the Inspection Date listed above.
4. Based on that inspection, the corrective action ordered has not been completed and the Property is **NOT IN COMPLIANCE** with the above-referenced Order as of the Inspection Date.
5. On April 1, 2026, I observed the following conditions on the Property that remain out of compliance: **Work completed without an issued permit**.
6. The following materials are attached hereto and incorporated herein by reference (select all that apply):

- ✓ Photographs that I personally took of the above-referenced property on December 29, 2025, that fairly and accurately depict the condition of the Property at the time of the inspection. These photographs have not been altered in any way.
- ✓ Copies of issued permit(s) and/or approval(s) relevant to the corrective action required.
- __ Other: _____

SWORN AND ATTESTED BY:

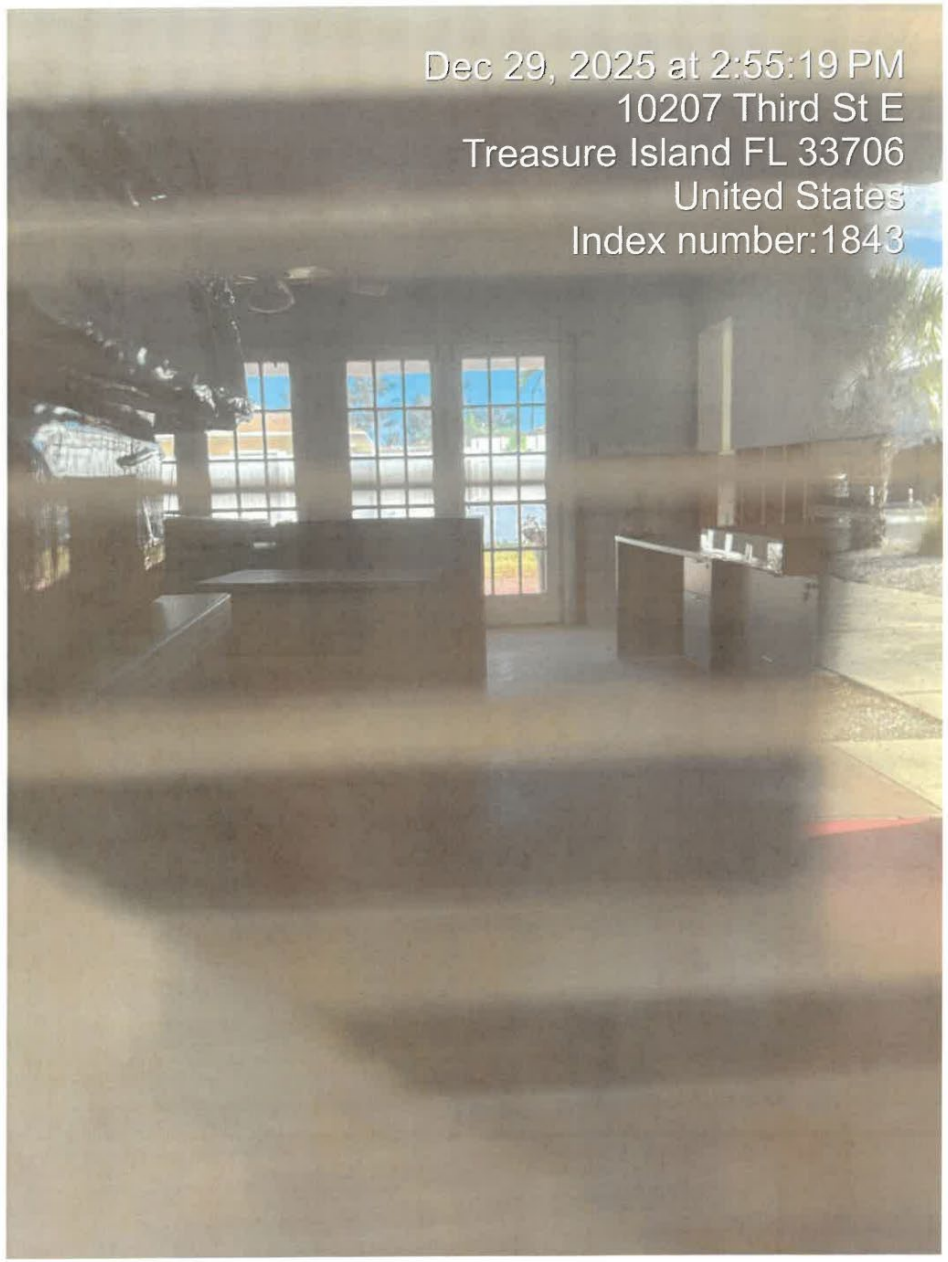
Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

The foregoing instrument was sworn to, subscribed and acknowledged before me by means of [X] physical presence or [___] online notarization, this 9th day of Apri 11 , 2026, Pamela Nash who is/are personally known to me or who has/have produced _____ as identification.

NOTARY SEAL

STEPHANIE CONATSER
MY COMMISSION # HH421955
EXPIRES: July 16, 2027

Notary Public



Showing 1 - 6 of 6 Records

Permit Number	Address	Permit Type	Permit Status	Permit Issue Date	Permit Square Feet
BLDR-004328-2022	10207 3RD ST E TREASURE ISLAND, FL 33706	Building (Residential)	Complete	07/20/2022	0.00
201400081	10207 3RD ST E Treasure Island, FL 33706	Legacy	Complete	01/30/2014	0.00
200300321	10207 3RD ST E Treasure Island, FL 33706	Legacy	Complete	03/06/2003	0.00
201602001	10207 3RD ST E Treasure Island, FL 33706	Legacy	Complete	11/30/2016	0.00
9900007	10207 3RD ST E Treasure Island, FL 33706	Legacy	Complete	01/05/1999	0.00
BLDR-004490-2022	10207 3RD ST E TREASURE ISLAND, FL 33706	Building (Residential)	Complete	10/18/2022	0.00
					0.00

Staff Recommendation

Staff recommends that the Code Enforcement Board adopt the proposed motion, impose the $250.00 per day fine retroactive to March 21, 2026, certify the lien for accrued fines and costs, and authorize recording of the Order in the Official records of Pinellas County.

Proposed Motion

- In the case FLOOD-005744-2025, I move that the Code Enforcement Board find that the Respondent was not present and, based on the testimony and evidence received, it is evident that a violation does exist and therefore, the Respondent, Marcos Diaz, has failed to comply with the compliance deadline of March 20, 2026, set forth in the Board's prior Order. Pursuant to Chapter 2, Article III of the City of Treasure Island Code of Ordinances and § 162.09, Florida Statutes, the Board hereby imposes an administrative fine of $250.00 per day for each day the violation(s) have continued and continue past that deadline, with fines beginning to accrue on March 21,2026, and continuing until full compliance is achieved or the violations are abated by the City. As of the date of this hearing, the accrued fines total $6,500.00 which is hereby certified and shall constitute a lien against the Subject Property and any other real or personal property of the Respondent. A certified copy of this Order may be recorded in the Official Records of Pinellas County, Florida, to perfect the lien, which shall be enforceable in the same manner as a judgment.

AGENDA ITEM NO. IX.1

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: April 15, 2026

SUBMITTED BY: Anna Bartenstein, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: NEW BUSINESS

SUBJECT: FLOOD-006277-2025
12200 Lagoon Lane, Treasure Island, FL 33706
Randolph Harrison

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
Code Board Cover Page 4.15.26.pdf
3 - Mailed CN LANDSCAPE-006310-2025 (12200 LAGOON LN TREASURE ISLAND, FL 33706).pdf
4 - Mailed Unknown Status Letter FLOOD-006277-2025 (12200 LAGOON LN TREASURE ISLAND, FL 33706).pdf
5 - Combined Site Visit Photos 7.15.25.pdf
6 - Returned CN.pdf
7 - Returned Unknown Status Letter.pdf
Sec 18-37.jpg
Sec 68-495.jpg
8 - Combined Site Visit Photos 7.29.25.pdf
9 - Mailed NOV (12200 LAGOON LN TREASURE ISLAND, FL 33706).pdf

10 - Notarized Affidavit of Service LANDSCAPE-006310-2025 (12200 LAGOON LN TREASURE ISLAND, FL 33706).pdf
11 - Combined photos of NOV posting and Violation 8.4.25.pdf
12 - Proof of Property Ownership 4.7.25.pdf
12 - Proof of Property Ownership Taxes 4.7.25.pdf
13 - Combined Photos 3.31.26.pdf
14 - Mailed NOH (12200 LAGOON LN TREASURE ISLAND, FL 33706) 3.31.26.pdf
15 - Affidavit of Service Notice of Hearing 12200 Lagoon Lane 3.31.26.pdf
Evidentiary Fact Sheet (12200 LAGOON LN TREASURE ISLAND, FL 33706).pdf
16 - Code Complaint Form.pdf
17 - 12200 Lagoon Ln Damage Determination Letter.pdf
18 - Unsafe Structure Letter - CERTIFIED MAILING CODE-006397-2025 (12200 LAGOON LN TREASURE ISLAND, FL 33706).pdf
Calls for Service 12200 Lagoon Lane.pdf
Code Enforcement Board 12200 Lagoon Ln.pptx

CODE BOARD MEETING
CITY OF TREASURE ISLAND
COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: CEB #: FLOOD-006277-2025
City of Treasure Island v. Randolph Harrison
Address: 12200 Lagoon Lane, Treasure Island, FL 33706

Action Request: N/A

Strategic Objective: N/A

Date: April 15, 2026

Prepared By: Anna Bartenstein, Code Compliance Inspector

Through: James Dixon, Code Enforcement Supervisor
Maryellen Edwards, Community Development Director

Summary of Issue: First Hearing for Code Case

Attachments:

1. Courtesy Notice & Evidence

2. Notice of Violation/Affidavit of Service & Evidence

3. Notice of Hearing/Affidavit of Service & Evidence

4. Supplemental Evidence

5. Damage Determination Letter

6. Unsafe Structure Letter

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

Date: 7.15.25

Courtesy Notice of Code Violation

During a recent review of the property located at 12200 Lagoon LN in the city of Treasure Island, Fl it was noted that this property is in violation of the following City Code(s):

- ☑ Overgrown grass/weeds
- ○ Trash/debris present on property
- ○ Work Without permits

The following Code Sections describe this in more detail:

Sec.18-37. - Unhealthful accumulations declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

Sec. 68-495

(2) *Turf maintenance and height of grass.* The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements:

a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth.
b. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly.
c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth.
d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way.
e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways.

Sec. 66-104.1- Permits Required

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this chapter, 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 the building official if applicable, and shall obtain the. required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this chapter, city's Terrain Modification Manual located in appendix B, unless otherwise expressly exempted, and all other applicable codes and regulations has been satisfied.

Corrective action:

- ☑ Trim grass/weeds to below 6 inches
- ○ Remove Trash/debris
- ○ Apply for and obtain permits for all **work** completed

As you may be unaware of this violation, this letter serves as a courtesy notice. Your voluntary cooperation is appreciated. Please take the necessary steps to correct the violation within 14 days of receipt of this notice.

My contact information is listed below if you have any questions or concerns. Thank you in advance for your cooperation in this matter.

Emily Ellis

Code Compliance
City of Treasure Island
codes@mytreasureisland.org

TREASURE ISLAND
FLORIDA

Dear Randolph Harrison,

We hope this letter finds you safe and on the path to recovery following the recent storms that affected our community. As part of our ongoing efforts to ensure public safety and support disaster recovery, we are reaching out to all property owners located within the Special Flood Hazard Area (SFHA) to provide information and offer assistance in navigating the permitting process.

Permit Requirement for Storm Damage Repairs
Please be advised that any repairs or reconstruction work related to storm damage— drywall, cabinetry, structural, electrical, mechanical, or plumbing or demolition—requires a permit, even if the work is intended to restore a structure to its pre-damage condition. This requirement helps ensure that all repairs comply with local codes and floodplain management regulations designed to reduce future flood risks and protect property owners.

Tell Us About Your Circumstances
To better assist with recovery efforts and ensure compliance with federal and local regulations, we kindly request that you notify our office of any damage your property has sustained, even if you do not currently plan to begin repairs. This information will help us coordinate resources and provide the appropriate guidance for your specific situation.

We appreciate your cooperation and commitment to rebuilding safely and responsibly. Our goal is to support you through the recovery process while maintaining the standards that protect our community in the long term.

Please contact us at **727-547-4575 ext. 243**, **codes@mytreasureisland.org**, or visit our office at **10451 Gulf Blvd. Treasure Island, FL,** to discuss your circumstances, begin the permit process, or ask any questions you may have.

Emily Ellis
Code Compliance Inspector
City of Treasure Island


Jul 15, 2025 at 10:34:04 AM
12200 Lagoon Ln
Treasure Island FL 33706
United States

Jul 15, 2025 at 10:34:17 AM
12200 Lagoon Ln
Treasure Island FL 33706
United States

Jul 15, 2025 at 10:34:27 AM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Jul 15, 2025 at 10:34:45 AM
12200 Lagoon Ln
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Jul 15, 2025 at 10:35:01 AM
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Jul 15, 2025 at 10:38:11 AM
12200 Lagoon Ln
Treasure Island FL 33706
United States

TREASURE ISLAND
FLORIDA

10451 Gulf Blvd.
Treasure Island, FL. 33706

TAMPA FL 335
16 JUL 2025 PM 1 L

FP US POSTAGE
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First-Class - IMI
ZIP 33706
07/15/2025
036B 0011823425

Randolph Harrison
12200 Lagoon LN
Treasure Island, FL

NIXIE 339 DE 1 0007/22/25
RETURN TO SENDER
VACANT
UNABLE TO FORWARD
BC: 33706481451 *2601-01899-16-41

VAC
33706-7916480 4

TREASURE ISLAND
FLORIDA

10451 Gulf Blvd.
Treasure Island, FL. 33706

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07/14/2025
036B 0011823425

Randolph Harrison
12200 Lagoon Ln
Treasure Island FL,
33

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UNABLE TO FORWARD
BC: 33706481451 *2501-00290-16-41

VAC
33706481451

Sec. 18-37. - Unhealthful accumulations declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

(Code 1985, § 10-111(a), (b))

Sec. 68-495. - Minimum property standards.

The purpose of minimum property standards is to eliminate nuisances that detract from the public health and safety and aesthetic quality of the community. The following requirements are required as minimum property standards:

(1) *Nuisances.* The exterior of the premises and of all structures shall be kept free of all nuisances, hazards to residents, occupants and pedestrians utilizing the premises, and free of unsanitary conditions in accordance with the following requirements:

a. All premises shall be kept free of dead trees and shrubs, excessive brush and overgrowth, excavations, standing water not a component of an approved drainage system, loose overhanging objects, and the accumulation of trash, garbage, refuse, vegetation clippings and/or debris.

b. The exterior of the structure including signs, screens and store fronts, shall be maintained in good repair, kept painted or have similar protective coating where necessary for appearance and preservation.

c. All exterior surfaces shall be maintained free of broken glass, loose shingles, excessive paint peeling, excessive mildew, excessive corrosion or other conditions reflective of inadequate maintenance or deterioration.

d. Metal roofs, including accessory structures, showing signs of decay or corrosion shall be maintained, painted or repaired in accordance with manufacturer specifications.

(2) *Turf maintenance and height of grass.* The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements:

a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth.

b. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly.

c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth.

d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way.

e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways.

(3) *Gravel lawns.* The use and maintenance of gravel lawns shall conform to the following requirements:

a.


Jul 29, 2025 at 12:11:15 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Jul 29, 2025 at 12:11:25 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States

Jul 29, 2025 at 12:11:30 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States

Jul 29, 2025 at 12:11:43 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States


12206
Jul 29, 2025 at 12:11:46 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Jul 29, 2025 at 12:11:53 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States

Jul 29, 2025 at 12:12:39 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States

Jul 29, 2025 at 12:12:45 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Jul 29, 2025 at 12:13:03 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-006310-2025 | FLOOD-006277-2025

August 4, 2025

VIA First Class Mail and Certified Mail Return Receipt Requested

Randolph Harrison
12200 Lagoon Lane
Treasure Island, FL 33706

Randolph Harrison
34 Hubbard Lane
Topsham, ME 04086

RE: Notice of Violation, City of Treasure Island v. Randolph Harrison

Dear Randolph Harrison,

Please be advised that your property located at 12200 Lagoon Lane, Treasure Island, FL 33706 is in violation of Section18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances. The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that are being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property

Address of Violation:
12200 Lagoon Lane, Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0820 Duplex-Triplex-Fourplex
Zoning District: RM-15
Parcel #: 15-31-15-17784-013-0120
Legal Description: CONEY ISLAND BLK 13, LOT 12 & VAC LAGOON DR ADJ ON NE (SEE MAP NNW 23-31-15)

Section B-Description of Violations

- The property is not being maintained and has open holes where windows, doors, and walls should be.
- The structure is not painted, nor does it have an protective coating for appearance and preservation
- Property has grass and weeds grown over six inches.
- Property has shrubs and hedges grown over thirty-six inches
- There is dead vegetation on the property

Section C- Code Provisions Violated

Sec. 18-37. - Unhealthful accumulations declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

Sec. 68-495. - Minimum property standards.

The purpose of minimum property standards is to eliminate nuisances that detract from the public health and safety and aesthetic quality of the community. The following requirements are required as minimum property standards:

(1) *Nuisances.* The exterior of the premises and of all structures shall be kept free of all nuisances, hazards to residents, occupants and pedestrians utilizing the premises, and free of unsanitary conditions in accordance with the following requirements:

a. All premises shall be kept free of dead trees and shrubs, excessive brush and overgrowth, excavations, standing water not a component of an approved drainage system, loose overhanging objects, and the accumulation of trash, garbage, refuse, vegetation clippings and/or debris.

b. The exterior of the structure including signs, screens and store fronts, shall be maintained in good repair, kept painted or have similar protective coating where necessary for appearance and preservation.

c. All exterior surfaces shall be maintained free of broken glass, loose shingles, excessive paint peeling, excessive mildew, excessive corrosion or other conditions reflective of inadequate maintenance or deterioration.

d. Metal roofs, including accessory structures, showing signs of decay or corrosion shall be maintained, painted or repaired in accordance with manufacturer specifications.

(2) *Turf* maintenance *and height of grass.* The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements:

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b. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly.
c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth.
d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way.
e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways.

Section D- Corrective Action Due by: 4:00pm on September 3, 2025

- Apply for and obtain all permits required to repair the property or
- Trim all grass and weeds to below six inches
- Trim all shrubs and hedges to below thirty-six inches
- Remove all dead vegetation

If the corrective action set forth above is not taken by 4:00 PM on September 3,2025 the undersigned will request a hearing before the Code Enforcement Board of the City of Treasure Island, FL. The Code Enforcement Board may assess penalties including a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. If the fine is not paid, it will become a lien on the property, which may be satisfied by foreclosure and sale of the property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction.

The Code Enforcement Board has the power to subpoena alleged violators and witnesses to its hearings, to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case, to take testimony under oath, and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a violation into compliance with the applicable City Codes. Such steps may include indirect action by the City to correct the violation at the property owner's expense.

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the hearing date. Upon completing any corrective action set forth above, **it is your responsibility to contact the City and arrange for an inspection to verify compliance.**

If you have any questions regarding the contents of this Notice of Violation, please contact this office at codes@mytreasureisland.org.

For the City of Treasure Island,

Emily Ellis

Emily Ellis
Code Compliance Inspector
City of Treasure Island
727-547-4575 ext. 243

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Codes@MyTreasureIsland.org
www.mytreasureisland.org

Affidavit of Service
Code Enforcement Case # LANDSCAPE-006310-2025 | FLOOD-006277-2025

I hereby certify that a copy of the Notice of Violation was served on August 4, 2025 by Emily Ellis via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Randolph Cary Harrison, 12200 Lagoon Lane, Treasure Island, FL 33706,
9214890295626590161225795 7

Randolph Cary Harrison, 34 Hubbard Lane, Topsham, ME 04086,
9214890295626590161225800 8

x Posting on the property at: 12200 Lagoon Lane, Treasure Island, FL 33706 (Picture Attached)

x Posting at City Hall by Emily Ellis (Picture Attached).

By: Emily Ellis

Emily Ellis
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 4 day of AUGUST, 2025, by EMILY ELLIS who is personally known to me or has produced _____ as identification.

NOTARY SEAL

BIANCA A. DANET
MY COMMISSION # HH505397
EXPIRES: March 18, 2028

Bianca Danet
Notary Public

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1612 2580 08

Randolph Harrison
34 Hubbard Lane
Topsham ME 04086

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1612 2579 57

Randolph Harrison
12200 Lagoon Lane
Treasure Island FL 33706

City of Treasure Island, Florida

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City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-006310-2025 | FLOOD-006277-2025

August 4, 2025

VIA First Class Mail and Certified Mail Return Receipt Requested

Randolph Harrison
12200 Lagoon Lane
Treasure Island, FL 33706

Randolph Harrison
34 Hubbard Lane
Topsham, ME 04086

RE: Notice of Violation, City of Treasure Island v. Randolph Harrison

Dear Randolph Harrison,

Please be advised that your property located at 12200 Lagoon Lane, Treasure Island, FL 33706 is in violation of Section18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances. The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that are being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property

Address of Violation:
12200 Lagoon Lane, Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0820 Duplex-Triplex-Fourplex
Zoning District: RM-15
Parcel #: 15-31-15-17784-013-0120
Legal Description: CONEY ISLAND BLK 13, LOT 12 & VAC LAGOON DR ADJ ON NE (SEE MAP NNW 23-31-15)

Section B-Description of Violations

- The property is not being maintained and has open holes where windows, doors, and walls should be.
- The structure is not painted, nor does it have an protective coating for appearance and preservation
- Property has grass and weeds grown over six inches.
- Property has shrubs and hedges grown over thirty-six inches
- There is dead vegetation on the property

Aug 4, 2025 at 2:14:37 PM
12204 Lagoon Ln
Treasure Island FL 33706
United States

CITY OF TREASURE ISLAND, FLORIDA
10451 Gulf Blvd
Treasure Island, Florida 33706
Telephone 727-545-4575

TO:

Randolph Cary Harrison
Owner/Occupant/Mortgagee/Lienor

34 Hubbard Ln
Mailing Address

Topsham, ME 04086
City State Zip Code

NOTICE OF UNSAFE BUILDING AND ORDER TO REPAIR OR DEMOLISH

Address of building or structure: 12200 Lagoon Lane, Treasure Island, FL 33706

Legal Description: CONEY ISLAND BLK 13, LOT 12 & VAC LAGOON DR ADJ ON NE (SEE MAP NNW 23-31-15)

Parcel Number: 15-31-15-17784-013-0120

NOTICE IS HEREBY GIVEN that the above-referenced building or structure is hereby declared unsafe by the undersigned Building Official. The following listed conditions have been documented and determined to have rendered the building or structure unsafe under the provisions of the Standard Unsafe Building Abatement Code, the Florida Building Code, and/or the Code of the City of Treasure Island:
(Describe with particularity each condition rendering the structure unsafe)

The Standard Housing Code section 103.2.1 states all residential buildings or structures used as such which are unsafe, unsanitary, unfit for human habitation, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, are considered unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with section 103.2.2, 103.2.3 and 103.2.4

THE FOLLOWING ACTION IS REQUIRED and ordered by the Building Official and must be commenced within or completed by the time specified:

EITHER: Repair the building or structure: All required permits must be secured and the repair work commenced within sixty (60) days from the date you receive this notice and continue to completion with all unsafe conditions completely corrected and the building or structure brought into full compliance with the above-referenced codes within 60 days;

OR: Demolish the building or structure: All required permits must be secured and the demolition work commenced within sixty (60) days from the date you receive this notice and continue to completion with the property brought into full compliance with the above-referenced codes within 60 days.

IF YOU FAIL TO TAKE THE REQUIRED ACTION within the time stated, the Building Official may cause the repairs or demolition to be done by the City of Treasure Island and all costs incurred will be charged against the property and the owner of record. Such costs of repair or demolition shall be a special assessment lien against the subject property, which lien may be foreclosed and the subject property sold at public sale to satisfy the lien.

V.08-21-07

Aug 4, 2025 at 2:14:40 PM
12204 Lagoon Ln
Treasure Island FL 33706
United States



Aug 4, 2025 at 2:14:46 PM
12204 Lagoon Ln
Treasure Island FL 33706
United States


Aug 4, 2025 at 2:14:57 PM
12204 Lagoon Ln
Treasure Island FL 33706
United States

Aug 4, 2025 at 2:15:04 PM
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Treasure Island FL 33706
United States


Aug 4, 2025 at 2:15:17 PM
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Treasure Island FL 33706
United States


12200
Aug 4, 2025 at 2:15:20 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Aug 4, 2025 at 2:15:27 PM
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Treasure Island FL 33706
United States

Aug 4, 2025 at 2:15:45 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States

Aug 4, 2025 at 2:15:57 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Aug 4, 2025 at 2:16:01 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Aug 4, 2025 at 2:16:06 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States


2208
Aug 4, 2025 at 2:16:47 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States

TO:

CITY OF TREASURE ISLAND, FLORIDA
10451 Gulf Blvd
Treasure Island, Florida 33706
Telephone 727-545-4575

Randolph Cary Harrison
Owner/Occupant/Mortgagee/Lienor

34 Hubbard Ln
Mailing Address

Topsham, ME 04086
City State Zip Code

NOTICE OF UNSAFE BUILDING AND ORDER TO REPAIR OR DEMOLISH

Address of building or structure: 12200 Lagoon Lane, Treasure Island, FL 33706

Legal Description: CONEY ISLAND BLK 13, LOT 12 & VAC LAGOON DR ADJ ON NE (SEE MAP NNW 23-31-15)

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City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-006310-2025 | FLOOD-006277-2025

August 4, 2025

VIA First Class Mail and Certified Mail Return Receipt Requested

Randolph Harrison
12200 Lagoon Lane
Treasure Island, FL 33706

Randolph Harrison
34 Hubbard Lane
Topsham, ME 04086

RE: Notice of Violation, City of Treasure Island v. Randolph Harrison

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Section B-Description of Violations

- The property is not being maintained and has open holes where windows, doors, and walls should be.
- The structure is not painted, nor does it have an protective coating for appearance and preservation
- Property has grass and weeds grown over six inches.
- Property has shrub and hedge [illegible] over thirty-six inches
- The [illegible] vegetation on the [illegible]

Aug 4, 2025 at 4:36:39 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States

TO:

Randolph Cary Harrison
Owner/Occupant/Mortgagee/Lienor

34 Hubbard Ln
Mailing Address

Topsham, ME 04086
City State Zip Code

CITY OF TREASURE ISLAND, FLORIDA
10451 Gulf Blvd
Treasure Island, Florida 33706
Telephone 727-545-4575

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Aug 4, 2025 at 4:36:44 PM
10499 Gulf Blvd
Treasure Island FL 33706
United States

City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
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City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-006310-2025 | FLOOD-006277-2025
August 4, 2025

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Treasure Island, FL 33706

Randolph Harrison
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Aug 4, 2025 at 4:36:46 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States

Parcel Summary (as of 07-Apr-2026)	Parcel Map
Parcel Number **15-31-15-17784-013-0120**	
Owner Name HARRISON, RANDOLPH CARY	
Property Use 0820 Duplex-Triplex-Fourplex	
Site Address 12200 LAGOON LN TREASURE ISLAND, FL 33706	
Mailing Address 34 HUBBARD LN TOPSHAM, ME 04086-1475	
Legal Description CONEY ISLAND BLK 13, LOT 12 & VAC LAGOON DR ADJ ON NE (SEE MAP NNW 23-31-15)	
Current Tax District TREASURE ISLAND (TI)	
Year Built 1951	

Heated SF	Gross SF	Living Units	Buildings
1,326	2,322	2	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
2025	No	0%	

Property Exemptions & Classifications
No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
16886/0028	Find Comps	279.01	A	Current FEMA Maps	Check for EC	Zoning Map	5/34

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$585,000	$557,403	$557,403	$585,000	$557,403

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	$810,000	$506,730	$506,730	$810,000	$506,730
2023	N	$775,000	$460,664	$460,664	$775,000	$460,664
2022	N	$750,000	$418,785	$418,785	$750,000	$418,785
2021	N	$448,700	$380,714	$380,714	$448,700	$380,714
2020	N	$416,079	$346,104	$346,104	$416,079	$346,104

2025 Tax Information

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our **Tax Estimator** to estimate taxes under new ownership.

Tax Bill	2025 Millage Rate	Tax District
View 2025 Tax Bill	16.5501	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
14-Apr-2010	$100	U	I	HARRISON RANDOLPH CARY PR	HARRISON RANDOLPH CARY	16886/0028
21-Aug-2007	$0	U	I	HARRISON A CARY III EST	HARRISON, RANDOLPH CARY	15944/1388
31-Dec-1979	$75,000	Q				04850/0290

2025 Land Information

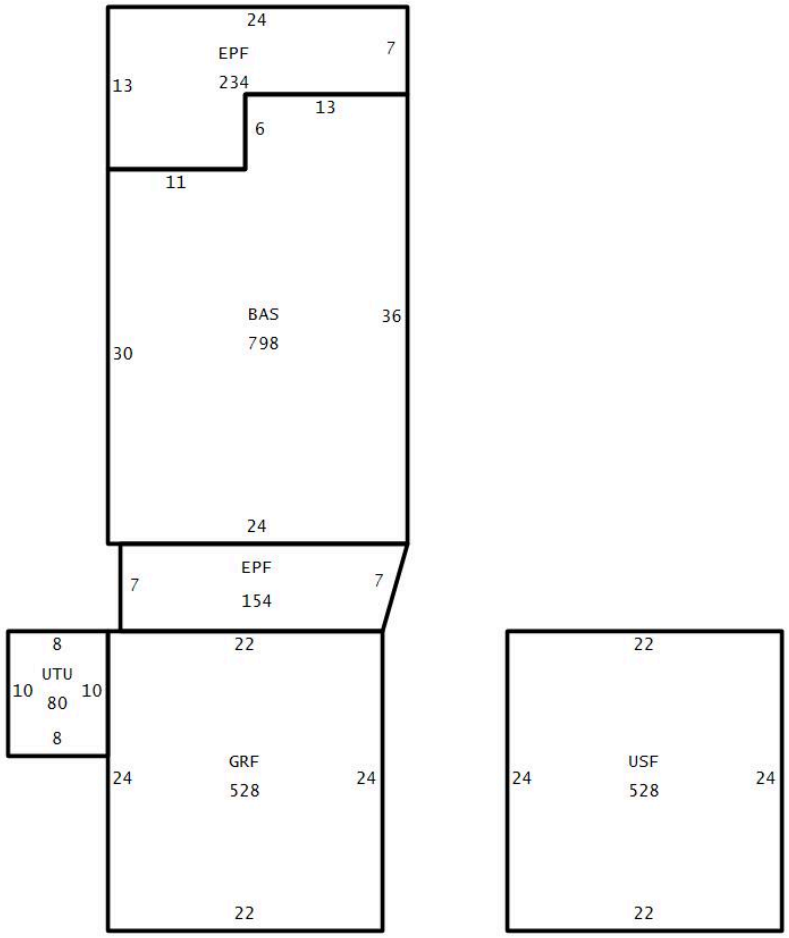
Land Area: ≅ 6,495 sf | ≅ 0.14 acres	Frontage and/or View: Canal/River	Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Multi-Fam <10 Units	51x130	$10,900	51.08	FF	1.1877	$661,278

2025 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Piers
Floor System	Wood
Exterior Walls	Frame/Reclad Alum/Viny
Unit Stories	2
Living Units	2
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1951
Building Type	Duplex - 4-Plex
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Unit/Space/Wall/Floor
Cooling	None
Fixtures	6
Effective Age	58

Sub Area	Heated Area SF	Gross Area SF
Base (BAS)	798	798
Upper Story (USF)	528	528
Enclosed Porch (EPF)	0	388
Garage (GRF)	0	528
Utility Unfinished (UTU)	0	80
Total Area SF	**1,326**	**2,322**



2025 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
AIR COND	$13.00	798.0	$10,374	$4,150	1980
DOCK	0.00	124.0	$0	$0	1951
PATIO/DECK	$15.00	270.0	$4,050	$1,620	1951

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permits on Record.			

Search > Account Summary

Real Estate Account #R165798

Owner:
HARRISON, RANDOLPH CARY

Situs:
12200 LAGOON LN
TREASURE ISLAND

Parcel details
Property Appraiser

Get bills by email

Amount Due

Your account is **paid in full**. There is nothing due at this time.
Your most recent payment was made on **11/20/2025** for **$9,022.79**.

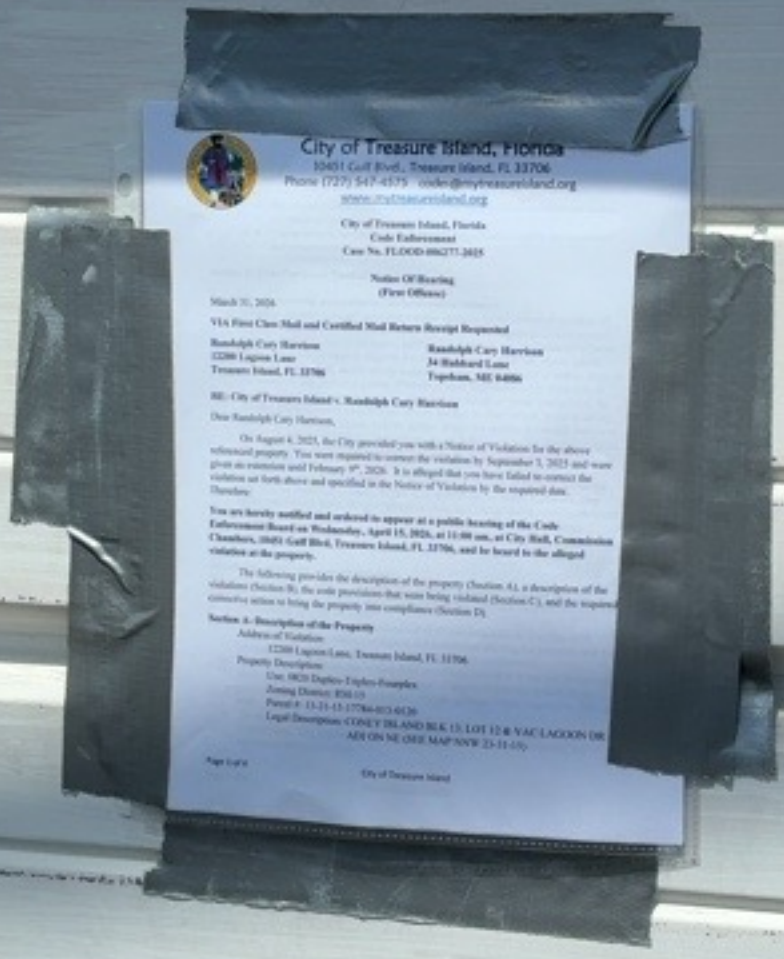
Apply for the 2026 installment payment plan

Account History

BILL	AMOUNT DUE
2025 Annual Bill	$0.00 Print (PDF)
2024 Annual Bill	$0.00 Print (PDF)
2023 Annual Bill	$0.00 Print (PDF)
2022 Annual Bill	$0.00 Print (PDF)
2021 Annual Bill	$0.00 Print (PDF)

2020 Annual Bill	$0.00 Print (PDF)
2019 Annual Bill	$0.00 Print (PDF)
2018 Annual Bill	$0.00 Print (PDF)
2017 Annual Bill	$0.00 Print (PDF)
2016 Annual Bill	$0.00 Print (PDF)
2015 Annual Bill	$0.00 Print (PDF)
2014 Annual Bill	$0.00 Print (PDF)
2013 Annual Bill	$0.00 Print (PDF)
2012 Annual Bill	$0.00 Print (PDF)
2011 Annual Bill	$0.00

Mar 31, 2026 at 3:18:57 PM
123 123rd Ave E
Treasure Island FL 33706
United States



City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 code@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-006277-2025

Notice Of Hearing
(First Offence)

March 31, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Randolph Cary Harrison
12200 Lagoon Lane
Treasure Island, FL 33706

Randolph Cary Harrison
34 Hubbard Lane
Topsham, ME 04086

RE: City of Treasure Island v. Randolph Cary Harrison

Dear Randolph Cary Harrison,

On August 4, 2025, the City provided you with a Notice of Violation for the above referenced property. You were required to correct the violation by September 3, 2025 and were given an extension until February 9th, 2026. It is alleged that you have failed to correct the violation set forth above and specified in the Notice of Violation by the required date. Therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, April 15, 2026, at 11:00 am., at City Hall, Commission Chambers, 10451 Gulf Blvd, Treasure Island, FL 33706, and be heard to the alleged violation at the property.

The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that were being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

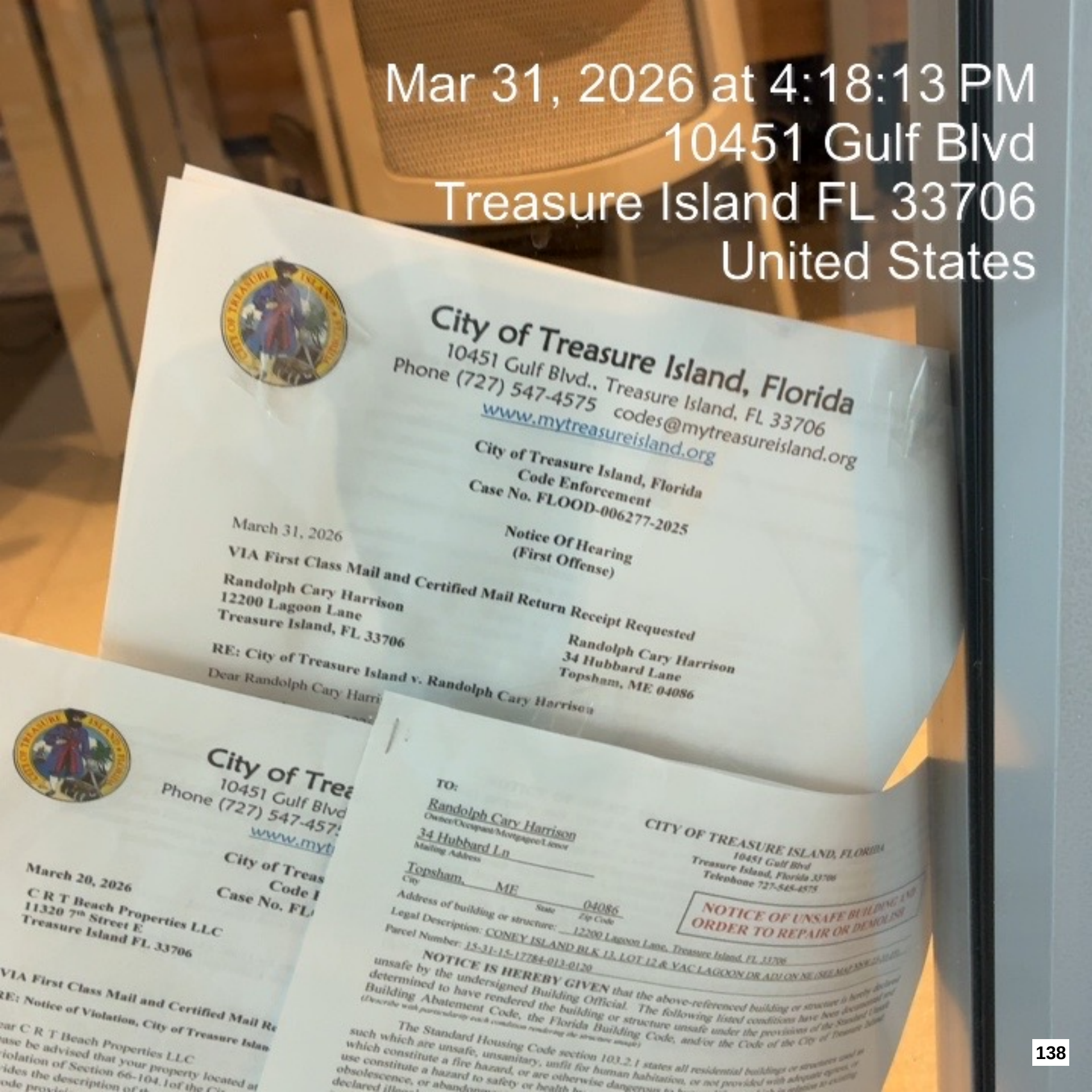
Section A- Description of the Property

Address of Violation:
12200 Lagoon Lane, Treasure Island, FL 33706

Property Description:
Use: 0820 Duplex-Triplex-Fourplex
Zoning District: RM-15
Parcel #: 13-31-15-17784-013-0120
Legal Description: CONEY ISLAND BLK 13, LOT 12 & VAC LAGOON DR ADJ ON NE (SEE MAP NWW 23-31-15)

Page 1 of 4

City of Treasure Island


Mar 31, 2026 at 4:18:13 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States
City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org
City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-006277-2025
March 31, 2026
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(First Offense)
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Randolph Cary Harrison
12200 Lagoon Lane
Treasure Island, FL 33706
Randolph Cary Harrison
34 Hubbard Lane
Topsham, ME 04086
RE: City of Treasure Island v. Randolph Cary Harrison
Dear Randolph Cary Harri
City of Trea
10451 Gulf Blvd
Phone (727) 547-457
www.myt
March 20, 2026
City of Treas
Code I
Case No. FL
C R T Beach Properties LLC
11320 7th Street E
Treasure Island FL 33706
VIA First Class Mail and Certified Mail R
RE: Notice of Violation, City of Treasure Islan
ear C R T Beach Properties LLC
ase be advised that your property located at
iolation of Section 66-104.1 of the
ides the description of
ode provi
TO:
Randolph Cary Harrison
Owner/Occupant/Mortgagee/Lessee
34 Hubbard Ln
Mailing Address
Topsham, ME 04086
City State Zip Code
Address of building or structure: 12200 Lagoon Lane, Treasure Island, FL 33706
Legal Description: CONEY ISLAND BLK 13, LOT 12 & VAC LAGOON DR ADJ ON NE (SEE MAP BK/PG 15-31-
Parcel Number: 15-31-15-17784-013-0120
CITY OF TREASURE ISLAND, FLORIDA
10451 Gulf Blvd
Treasure Island, Florida 33706
Telephone 727-547-4575
NOTICE OF UNSAFE BUILDING AND
ORDER TO REPAIR OR DEMOLISH
NOTICE IS HEREBY GIVEN that the above-referenced building or structure is hereby declared
unsafe by the undersigned Building Official. The following listed conditions have been documented and
determined to have rendered the building or structure unsafe under the provisions of the Standard Unsafe
Building Abatement Code, the Florida Building Code, and/or the Code of the City of Treasure Island.
(Describe with particularity each condition rendering the structure unsafe)
The Standard Housing Code section 103.2.1 states all residential buildings or structures used as
such which are unsafe, unsanitary, unfit for human habitation, or not provided with adequate egress, or
which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing
use constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation,
obsolescence, or abandonment
declared illegal


Mar 31, 2026 at 3:23:10 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Mar 31, 2026 at 3:23:15 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Mar 31, 2026 at 3:22:24 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Mar 31, 2026 at 3:22:43 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Mar 31, 2026 at 3:23:00 PM
12200 Lagoon Ln
Treasure Island, FL 33706
United States


Mar 31, 2026 at 3:23:19 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Mar 31, 2026 at 3:22:01 PM
12200 Lagoon Ln
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United States


Mar 31, 2026 at 3:21:29 PM
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Mar 31, 2026 at 3:22:34 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-006277-2025

Notice Of Hearing
(First Offense)

March 31, 2026

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12200 Lagoon Lane
Treasure Island, FL 33706

Randolph Cary Harrison
34 Hubbard Lane
Topsham, ME 04086

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Section A- Description of the Property

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Property Description:
Use: 0820 Duplex-Triplex-Fourplex
Zoning District: RM-15
Parcel #: 15-31-15-17784-013-0120
Legal Description: CONEY ISLAND BLK 13, LOT 12 & VAC LAGOON DR ADJ ON NE (SEE MAP NNW 23-31-15)

Section B-Description of Violations

- The property is not being maintained and has open holes where windows, doors, and walls should be.
- The structure is not painted, nor does it have a protective coating for appearance and preservation

Section C- Code Provisions Violated

Sec. 18-37. - Unhealthful accumulations declared public nuisance.

(a) It shall be unlawful and shall constitute a public nuisance for any owner or occupant of property within the city to create, allow, permit, tolerate or maintain upon such property or within their premises, or the streets, public ways, rights-of-way or easements adjacent thereto, any pools of water or stagnant water or any building materials, refuse, rubble, trash, filth, waste, junk, motor vehicle bodies or parts or disabled boats or marine parts, or old lumber, or any excessive growth of weeds or other vegetation or any other rank or noxious plants, vegetation or matter, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

(b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the aforesaid matters and things, prohibited acts, matter and conditions, and nuisances or similar unsanitary conditions in or upon their property or within their premises or the streets, rights-of-way, public ways or adjacent public easements.

Sec. 68-495. - Minimum property standards.

The purpose of minimum property standards is to eliminate nuisances that detract from the public health and safety and aesthetic quality of the community. The following requirements are required as minimum property standards:

(1) *Nuisances.* The exterior of the premises and of all structures shall be kept free of all nuisances, hazards to residents, occupants and pedestrians utilizing the premises, and free of unsanitary conditions in accordance with the following requirements:

a. All premises shall be kept free of dead trees and shrubs, excessive brush and overgrowth, excavations, standing water not a component of an approved drainage system, loose overhanging objects, and the accumulation of trash, garbage, refuse, vegetation clippings and/or debris.

b. The exterior of the structure including signs, screens and store fronts, shall be maintained in good repair, kept painted or have similar protective coating where necessary for appearance and preservation.

c. All exterior surfaces shall be maintained free of broken glass, loose shingles, excessive paint peeling, excessive mildew, excessive corrosion or other conditions reflective of inadequate maintenance or deterioration.
d. Metal roofs, including accessory structures, showing signs of decay or corrosion shall be maintained, painted or repaired in accordance with manufacturer specifications.

Section D- Corrective Action:

- Apply for and obtain all permits required to repair the property or demolish it

The Code Enforcement Board of the City of Treasure Island was appointed by the Board of City Commissioners pursuant to Chapter 162 of the Florida Statutes. The purpose of the Code Enforcement Board is to provide an equitable, expeditious, and effective method to enforce the City of Treasure Island's Code of Ordinances. In addition, the Code Enforcement Board serves to promote, protect, and improve the health, safety, and welfare of the City's residents. The Code Enforcement Board has the authority to subpoena alleged violators of the City's Code and witnesses to its hearings; to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case; to take testimony under oath; and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a violation into compliance with the applicable Codes. Such steps may include action by the City to correct the violation at the property owner's expense.

At the hearing you may present evidence, call witnesses, cross examine witnesses, and have the right to attorney representation at your own expense.

Any physical evidence you wish the Code Enforcement Board to consider must be submitted at least (10) days before the hearing but no later than April 5th, 2026 to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # FLOOD-006277-2025"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) days before the hearing but no later than April 5th, 2026.

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the Code Compliance Inspector in the Notice of Violation, the case may still be presented to the Code Enforcement Board or Special Magistrate even if the violation has been corrected prior to the hearing date. Upon completing any corrective action required, it is your responsibility to contact the City and arrange for an inspection to verify compliance at (727) 547 4575 ext. 244.

After the hearing, the Code Enforcement Board or Special Magistrate will make findings of facts, conclusions of law, and if a violation is found, will issue an order compelling compliance. Failure to comply with an order of the Code Enforcement Board or Special Magistrate could result in a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations, which, if assessed, could become a lien on your property. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. Such a fine, if not paid, will become a lien on the property, which may be satisfied by foreclosure and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction. Please note that any violations of the Floodplain Ordinance (Chapter 66), that are not corrected, may result in the loss of flood insurance coverage and/or disaster assistance pursuant to Section 1316 of the National Flood Insurance Act of 1968, as amended.

An aggrieved party may appeal a final administrative order of the Code Enforcement Board or Special Magistrate to the Circuit Court. Any appeal must be filed within 30 days of the execution of the Board or Special Magistrate's order. Any person desiring to file an appeal to any action taken by the Code Enforcement Board or Special Magistrate at the hearing will need a record of the proceedings and for such purpose may be required to ensure that a verbatim transcript is made, which record includes the testimony and evidence upon which the appeal is to be based. The presence of a court reporter for the purpose of ensuring a verbatim record of the hearing in the event of an appeal must be secured at your own expense.

If you have any questions regarding the contents of this Notice, please contact this office at (727) 547 4575, Ext. 244.

For the City,

Anna Bartenstein
Code Compliance Inspector
City of Treasure Island, FL

Any person with a disability who needs any accommodation in order to participate in this proceeding is entitled to assistance at no cost. In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact the City Clerk, 10451 Gulf Blvd, Treasure Island, FL 33706, (727) 547 4575, not later than seven (7) days prior to the proceeding. If hearing impaired (TDD) 1 800 955 8771 or Voice (V) 1 800 955 8770 via Florida Relay Service.

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Codes@MyTreasureIsland.org
www.mytreasureisland.org

Affidavit of Service
Code Enforcement Case # FLOOD-006277-2025

I hereby certify that a copy of the Notice of Hearing was served on March 31, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Randolph Cary Harrison, 12200 Lagoon Lane, Treasure Island, FL 33706,
9214 8902 9562 6590 1618 1897 88

Randolph Cary Harrison, 34 Hubbard Lane, Topsham, ME 04086,
9214 8902 9562 6590 1618 1897 40

x Posting on the property at: 12200 Lagoon Lane, Treasure Island, FL 33706 (Picture Attached)

x Posting at City Hall by Anna Bartenstein (Picture Attached).

By: Anna Bartenstein

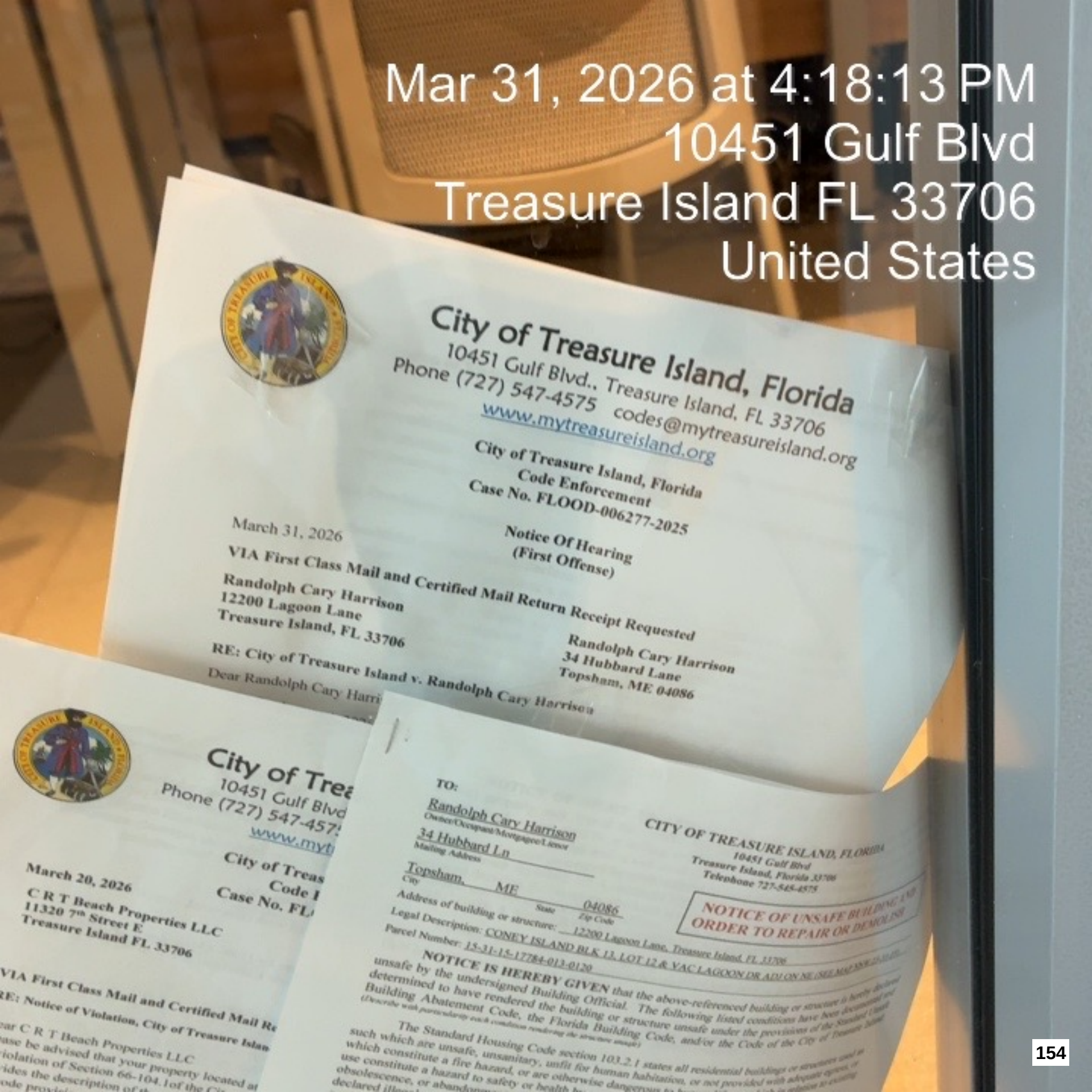
Anna Bartenstein
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 31 day of March, 2026, by Anna Bartenstein who is personally known to me or has produced _____ as identification.

EMILY ELLIS
Notary Public-State of Florida
Commission # HH 649639
My Commission Expires
March 10, 2029

Emily Ellis
Notary Public


Mar 31, 2026 at 4:18:13 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States
City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
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City of Treasure Island, Florida
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12200 Lagoon Lane
Treasure Island, FL 33706
Randolph Cary Harrison
34 Hubbard Lane
Topsham, ME 04086
RE: City of Treasure Island v. Randolph Cary Harrison
Dear Randolph Cary Harri
City of Trea
10451 Gulf Blvd
Phone (727) 547-457
www.myt
March 20, 2026
City of Treas
Code I
Case No. FL
C R T Beach Properties LLC
11320 7th Street E
Treasure Island FL 33706
VIA First Class Mail and Certified Mail R
RE: Notice of Violation, City of Treasure Islan
ear C R T Beach Properties LLC
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iolation of Section 66-104.1 of the
ides the description of
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TO:
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Owner/Occupant/Mortgagee/Lessee
34 Hubbard Ln
Mailing Address
Topsham, ME 04086
City State Zip Code
Address of building or structure: 12200 Lagoon Lane, Treasure Island, FL 33706
Legal Description: CONEY ISLAND BLK 13, LOT 12 & VAC LAGOON DR ADJ ON NE (SEE MAP BK/PG 25/10)
Parcel Number: 15-31-15-17784-013-0120
CITY OF TREASURE ISLAND, FLORIDA
10451 Gulf Blvd
Treasure Island, Florida 33706
Telephone 727-547-4575
NOTICE OF UNSAFE BUILDING AND
ORDER TO REPAIR OR DEMOLISH
NOTICE IS HEREBY GIVEN that the above-referenced building or structure is hereby declared unsafe by the undersigned Building Official. The following listed conditions have been documented and determined to have rendered the building or structure unsafe under the provisions of the Standard Unsafe Building Abatement Code, the Florida Building Code, and/or the Code of the City of Treasure Island:
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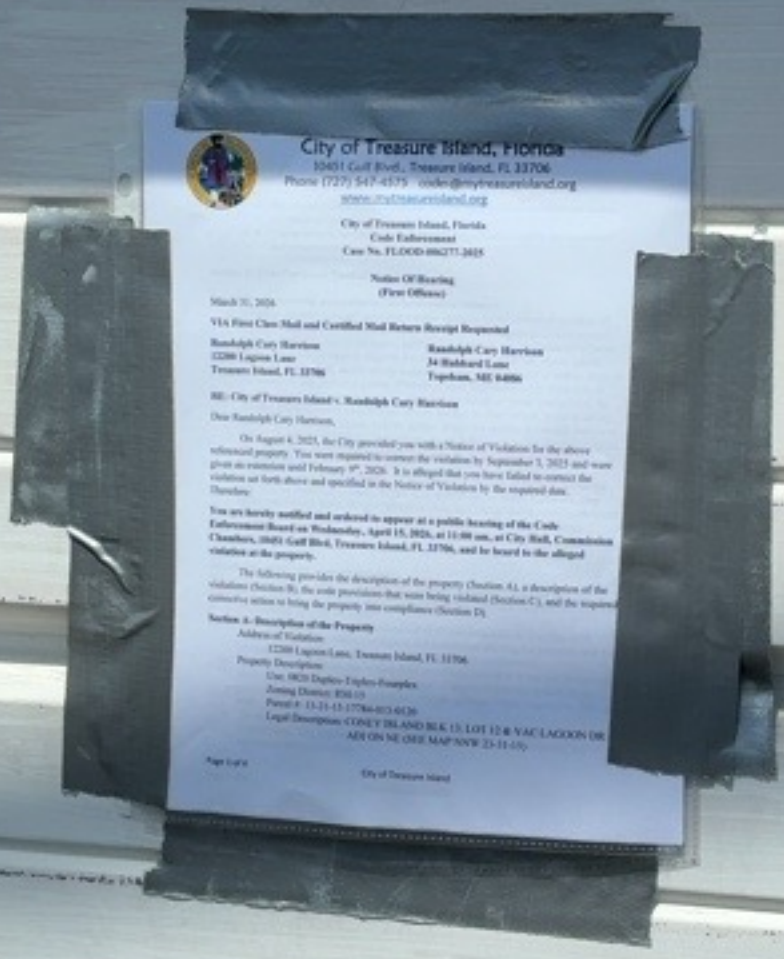

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City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-006277-2025

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(First Offence)

March 31, 2026

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Parcel #: 13-31-15-17784-013-0120
Legal Description: CONEY ISLAND BLK 13, LOT 12 & VAC LAGOON DR ADJ ON NE (SEE MAP NWR 23-11-15)

Page 1 of 4

City of Treasure Island

155

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org

Code Enforcement Board
Evidentiary Fact Sheet
Case # FLOOD-006277-2025

1. Address of Violation:

   12200 Lagoon Lane, Treasure Island, FL 33706

2. Property Description:

   Use: : 0820 Duplex-Triplex-Fourplex
   Zoning District: RM-15
   Parcel #: 15-31-15-17784-013-0120
   Legal Description: CONEY ISLAND BLK 13, LOT 12 & VAC LAGOON DR ADJ ON NE (SEE MAP NNW 23-31-15)

3. Description of Violations
   - The property is not being maintained and has open holes where windows, doors, and walls should be.
   - The structure is not painted, nor does it have a protective coating for appearance and preservation

4. Code Provisions Violated

   Sec. 18-37. - Unhealthful accumulations declared public nuisance.

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   (b) It shall be the duty and responsibility of all owners or occupants of property within the city, whether improved or vacant, to take such steps as are necessary to prevent, keep down, cut, remove, drain, fill up or otherwise abate and remedy the

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d. Metal roofs, including accessory structures, showing signs of decay or corrosion shall be maintained, painted or repaired in accordance with manufacturer specifications.

5. Staff Actions
    a. Courtesy Notice – 7.15.25
        i. Complaint Form Received 7.11.25
        ii. Substantial Damage Determination Letter Researched (included)
        iii. Mailed Courtesy Notice and Unknown Status Letter
        iv. Pictures from 7.15.25
        v. Return of Mailed Courtesy Notice and Unknown Status Letter
        vi. Pictures from 7.29.25
    b. Notice of Violation – 8.4.25
        i. Affidavit of Service
        ii. Proof of Property Ownership
            - PCPAO Printout
            - Pinellas County Tax Collector
        iii. Pictures of Posting
    c. Notice of Hearing-3.31.26
        i. Pictures from posting 3.31.26
        ii. Affidavit of Service
        iii. Proof of Property Ownership

- PCPAO Printout
- Pinellas County Tax Collector

6. Staff Recommendation

   Staff recommend the property owner be found as a First-Time Violator of Section 18-37 and Section 68-495 and required to complete the following steps within 30 days. The steps required to correct the violations include:

   a.) Apply for and obtain all permits required to repair or demolish the property, including:
   - Total demo permit or
   - Repair and replace permit

7. Proposed Motion

   In the case FLOOD-006277-2025, I move that the Code Enforcement Board find that the Respondent was/was not present and based on the testimony and evidence received, it is evident that a violation does/does not exist and therefore, the Respondent, Randolph Harrison, is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37 and Section 68-495 and is ordered to apply for and obtain all permits required to repair or demolish the property. If the above corrective action is not accomplished by 4:00pm on May 15, 2026, a return hearing notice will be posted and the Respondent will return to hearing on June 17, 2026, for further determination.

   Staff also recommend the property owner complete all required work to repair the structure or demolish the structure within 90 days. If the above corrective action is not accomplished by 4:00pm on July 14, 2026, a return hearing notice will be posted and the Respondent will return to hearing for further determination.

   Upon complying with said sections of the code, the Respondent shall notify the Community Development Department, who shall inspect the property and notify the Board of Compliance.

City of Treasure Island, Florida

10451 Gulf Blvd. Avenue, Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

CODE COMPLIANCE COMPLAINT FORM

Per Fla. Stat. 166.0415 (b): An investigation can not be initiated by way of an anonymous complaint unless the complaint presents an imminent threat to public health, safety, or welfare or imminent destruction of habitat or sensitive resources. Any person who reports a potential violation of a code or an ordinance must provide his/her name and address before an investigation occurs.

This is my second complaint! You lost the first one

*Name of Complainant: Tim Stanley Date 7/11/2025

*Address of Complainant: [redacted] 118 122nd Ave East

Phone Number: 727-420-8589 Email: STANLEYNTI@GMAIL.COM

Location of Alleged Violation: 12200 Lagoon Lane

Complaint: House needs to be torn down.

If necessary, may the Code Compliance Inspector/Building Inspector have permission to enter your property to view the subject violation at a pre-scheduled time? (Circle) Yes (No)

If yes please sign: _____

Do you wish to be contacted after inspection: (Circle) (Yes) No

For Office Use Only	
Date Received:	Action Taken:
Received By:	Comments:
Assigned To:	

December 14, 2024

HARRISON, RANDOLPH CARY
34 HUBBARD LN
TOPSHAM ME 04086-1475

Property Address:
12200 Lagoon Lane Treasure Island Florida 33706
Parcel ID:
15-31-15-17784-013-0120

Sent by Certified Mail and notified via Email: Not Available

Notice of Substantial Damage Determination- **Substantially Damaged**

Dear Property Owner,

We hope this letter finds you safe as we recover from two major hurricanes. We recognize how overwhelming this situation can be, and we are here to help you through this difficult time.

We are contacting you because based on a review of your structure and the Substantial Damage Estimator tool results of 100%, the structure at your property has been determined to be **Substantially Damaged**, and we want to provide important information to help guide you through the next steps in your recovery. We have also included details about financial assistance you may qualify for, which can help during your recovery.

"Substantial damage" means damage of any origin sustained by a building or structure whereby the cost of restoring the building or structure to its before-damaged condition would equal or exceed 50 percent of the market value of the building or structure before the damage occurred. [Also defined in FBC, B, Section 202.]

The City of Treasure Island and Florida Building codes require that your structure be brought into compliance with zoning, building and floodplain management regulations. Following the Florida Building Code and the City's floodplain management regulations ensures compliance with the National Flood Insurance Program (NFIP). It also may qualify the City and property owners like you for certain Federal grants or loans and Federal disaster assistance. Most importantly, these standards make sure your structure is safe from future flooding events.

There are four solutions that will meet applicable State, and/or City building requirements:

1. Elevate and repair your structure - The repaired structure must meet safety requirements and be elevated above the Base Flood Elevation (BFE) plus 2 feet or be dry-floodproofed for non-residential.
2. Replace your structure with an elevated one - The new structure must meet safety requirements and must be elevated above the Base Flood Elevation (BFE) plus 2 feet or be dry-floodproofed for non-residential.
3. Move your structure to a location outside of the flood hazard area.
4. Move to a new structure and remove your damaged structure from the property.

As we approach next hurricane season, if it looks like one of the solutions referenced above will not be complete by **June 1, 2025**, you may request a time extension. Making these big improvements to your

structure may be overwhelming, but there are resources to help you through the decision-making process:

- If you have a National Flood Insurance Program (NFIP) policy, provide this letter to your insurance adjuster and ask them if you are eligible for the additional coverage to help you come into compliance. If you are not sure you have this policy, contact your insurance agent to find out or see https://www.fema.gov/floodplain-management/financial-help/increased-cost-compliance
- You can apply for a property tax refund through the Pinellas County Property Appraiser at https://www.pcpao.gov
- You can apply for FEMA disaster assistance at https://www.disasterassistance.gov or by calling toll-free 800-621-3362
- You may also apply for U.S. Small Business Administration (SBA) disaster loans to bring your damaged structure into compliance or replace disaster-damaged or destroyed personal property. For more details, visit https://www.sba.gov/
- There is an upcoming opportunity for property owners to apply directly with the State for structural elevations and acquisition. To receive future updates about this program, please subscribe to receive FDEM Residential Mitigation Communications at *https://www.floridadisaster.org/subscription-topics/*.

If you do not believe that your structure was substantially damaged, you may request a reassessment through our online portal (OPPS) or email flood@mytreasureisland.org along with more detailed information. Documents that may be needed include, but are not limited to, an elevation certificate, photos of the damage from Hurricane Helene or Milton, photos of high-water lines, a private appraisal and at least one detailed cost estimate of all repairs necessary to return your structure to pre-storm conditions even if accomplished under multiple previous permits. Your request for a damage determination reassessment must be submitted to the City of Treasure Island within **60 days** of receipt of this determination letter.

Please note any submitted appraisal must be prepared as an "Actual Cash Value" (ACV) appraisal and must have all the information described in the "Actual Cash Value Appraisal Checklist for SI/SD Determinations". If you have already submitted a building permit and included an ACV appraisal with your application, please also attach a copy to your appeal request form to ensure a complete package. Another way to establish value is to apply through the Pinellas County Property Appraiser for a "value reconsideration". Please see instructions on their website here: https://www.pcpao.gov/how-do-i/storm-damage-faqs.

The Substantial Damage Determination Reassessment Request form and the Actual Cash Value appraisal checklist can be found on the City's website at https://www.mytreasureisland.org/permit_application_and_forms/index.php

Please remember that you are not alone in this journey. We are here to assist you every step of the way. For any questions or concerns, please email flood@mytreasureisland.org for flood related questions; permits@mytreasureisland.org for permitting questions or call 727-547-4575 ext. 230.

Sincerely,

Jesse Miller, CFM
Principal Planner
Floodplain Administrator

Patrick Wenzel, BN, PX, BU
Building Official

Outlook

Delivery confirmation for tracking #: 9214890295626590160783 3012 - Sent to RANDOLPH CARY HARRISON

From CertifiedMailStream - Delivery Confirmation <usps@tracking.certifiedmailstream.com>
Date Fri 1/3/2025 5:56 PM
To Certified Mail <certifiedmail@MyTreasureIsland.Org>

This Message Is From an External Sender
This message came from outside your organization.

USPS Certified Mail - Delivery Confirmation

This mailpiece was delivered on 1/3/2025 at 10:21am.

Mailpiece Information

Sender Information	Recipient Information
City of Treasure Island Community Development City of Treasure Island 10451 Gulf Blvd. Treasure Island, FL 33706	RANDOLPH CARY HARRISON 34 HUBBARD LN TOPSHAM, ME 04086-1475

View more detailed information regarding this shipment on certifiedmailstream.com

TO:

Randolph Cary Harrison
Owner/Occupant/Mortgagee/Lienor

34 Hubbard Ln
Mailing Address

Topsham, ME 04086
City State Zip Code

CITY OF TREASURE ISLAND, FLORIDA
10451 Gulf Blvd
Treasure Island, Florida 33706
Telephone 727-545-4575

NOTICE OF UNSAFE BUILDING AND ORDER TO REPAIR OR DEMOLISH

Address of building or structure: 12200 Lagoon Lane, Treasure Island, FL 33706

Legal Description: CONEY ISLAND BLK 13, LOT 12 & VAC LAGOON DR ADJ ON NE (SEE MAP NNW 23-31-15)

Parcel Number: 15-31-15-17784-013-0120

NOTICE IS HEREBY GIVEN that the above-referenced building or structure is hereby declared unsafe by the undersigned Building Official. The following listed conditions have been documented and determined to have rendered the building or structure unsafe under the provisions of the Standard Unsafe Building Abatement Code, the Florida Building Code, and/or the Code of the City of Treasure Island: (*Describe with particularity each condition rendering the structure unsafe*)

The Standard Housing Code section 103.2.1 states all residential buildings or structures used as such which are unsafe, unsanitary, unfit for human habitation, or not provided with adequate egress, or which constitute a fire hazard, or are otherwise dangerous to human life, or which in relation to existing use constitute a hazard to safety or health by reason of inadequate maintenance, dilapidation, obsolescence, or abandonment, are considered unsafe buildings. All such unsafe buildings are hereby declared illegal and shall be abated by repair and rehabilitation or by demolition in accordance with section 103.2.2, 103.2.3 and 103.2.4

THE FOLLOWING ACTION IS REQUIRED and ordered by the Building Official and must be commenced within or completed by the time specified:

EITHER: Repair the building or structure: All required permits must be secured and the repair work commenced within sixty (60) days from the date you receive this notice and continue to completion with all unsafe conditions completely corrected and the building or structure brought into full compliance with the above-referenced codes within 60 days;

OR: Demolish the building or structure: All required permits must be secured and the demolition work commenced within sixty (60) days from the date you receive this notice and continue to completion with the property brought into full compliance with the above-referenced codes within 60 days.

IF YOU FAIL TO TAKE THE REQUIRED ACTION within the time stated, the Building Official may cause the repairs or demolition to be done by the City of Treasure Island and all costs incurred will be charged against the property and the owner of record. Such costs of repair or demolition shall be a special assessment lien against the subject property, which lien may be foreclosed and the subject property sold at public sale to satisfy the lien.

NOTICE OF RIGHT TO APPEAL: Any person or entity having any legal interest in the subject property may appeal this Notice and Order to the City of Treasure Island Code Enforcement Board. Such appeal shall be in writing and filed with the Building Official within thirty (30) days from the date of service of this notice and must contain the following information: (1) Identification of the building or structure concerned by street address or legal description; (2) A statement identifying the legal interest of each appellant; (3) A statement identifying the specific order or section being appealed; (4) A statement detailing the issues on which the appellant desires to be heard; and (5) The legal signature of all appellants and their official mailing address. FAILURE TO APPEAL IN THE TIME SPECIFIED WILL CONSTITUTE A WAIVER OF ALL RIGHTS TO AN ADMINISTRATIVE HEARING.

Further information regarding this Notice and Order may be obtained by contacting the undersigned Building Official at telephone number **727-545-4575** or at the CID Office, City Hall 10451 Gulf Blvd, Treasure Island, FL 33706.

CITY OF TREASURE ISLAND, FL
COMMUNITY IMPROVEMENT DEPT.

Notice Date: 8-4-2025

Building Official
City of Treasure Island

cc: City Attorney
City Code Enforcement

V.08-21-07

Calls for Service: 12200 Lagoon Lane

Case Number	Date	Problem	Address	Disposition
TI24-030463	11/16/2024 20:17	CONTACT	12200 LAGOON LN	4-MIR
TI24-030555	11/18/2024 10:20	CONTACT/WELFARE CHECK/ MHU	12200 LAGOON LN	2-Incident
TI24-030560	11/18/2024 11:15	ASSIST CITIZEN	12200 LAGOON LN	4-MIR
TI24-030710	11/20/2024 19:25	ASSIST CITIZEN	12200 Lagoon Ln	2-Incident
TI24-031022	11/26/2024 1:11	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI24-032758	12/25/2024 19:38	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-000165	1/3/2025 4:33	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-000629	1/10/2025 20:36	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-001021	1/16/2025 23:08	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-001654	1/27/2025 1:53	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-002266	2/4/2025 1:20	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-002872	2/13/2025 0:16	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-003523	2/23/2025 1:53	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-003845	2/27/2025 20:56	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-006167	4/1/2025 22:16	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-008491	5/9/2025 3:58	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-008684	5/12/2025 20:51	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-008982	5/17/2025 1:15	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-009155	5/19/2025 19:44	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-009925	6/1/2025 0:12	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-012175	7/2/2025 20:26	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-012945	7/12/2025 23:46	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-014928	8/8/2025 4:26	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-015763	8/19/2025 3:09	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-016953	9/3/2025 5:13	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-017378	9/8/2025 5:22	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-018561	9/25/2025 1:38	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-019587	10/10/2025 5:57	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-021715	11/6/2025 5:08	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-022407	11/16/2025 1:10	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-022824	11/21/2025 5:36	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-023492	11/29/2025 3:41	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI25-023767	12/3/2025 2:30	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI26-000287	1/4/2026 23:24	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI26-000732	1/11/2026 0:12	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI26-001288	1/17/2026 5:02	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI26-002069	1/25/2026 23:28	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI26-002308	1/29/2026 2:42	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI26-002726	2/3/2026 4:40	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI26-003352	2/12/2026 6:32	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI26-004033	2/21/2026 1:09	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI26-004576	2/27/2026 5:39	HOUSE CHECK	12200 LAGOON LN	4-MIR

Calls for Service: 12200 Lagoon Lane

Case Number	Date	Problem	Address	Disposition
TI26-005404	3/9/2026 0:52	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI26-005826	3/13/2026 4:45	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI26-006261	3/17/2026 23:14	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI26-006621	3/22/2026 1:15	HOUSE CHECK	12200 LAGOON LN	4-MIR
TI26-006622	3/22/2026 1:17	TRESPASS	12200 Lagoon Ln	1-Offense
TI26-006678	3/22/2026 16:59	INFORMATION / OTHER	12200 LAGOON LN	4-MIR
TI26-006967	3/26/2026 0:26	HOUSE CHECK	12200 LAGOON LN	4-MIR

Note: A Case Number with "Disposition 4-MIR" does not have a report

CODE BOARD MEETING

CITY OF TREASURE ISLAND

COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: CEB #: FLOOD-006277-2025
City of Treasure Island v. Randolph Harrison
Address: 12200 Lagoon Lane, Treasure Island, FL 33706

Action Request: N/A

Strategic Objective: N/A

Date: April 15, 2026

Prepared By: Anna Bartenstein, Code Compliance Inspector

Through: James Dixon, Code Enforcement Supervisor
Maryellen Edwards, Community Development Director

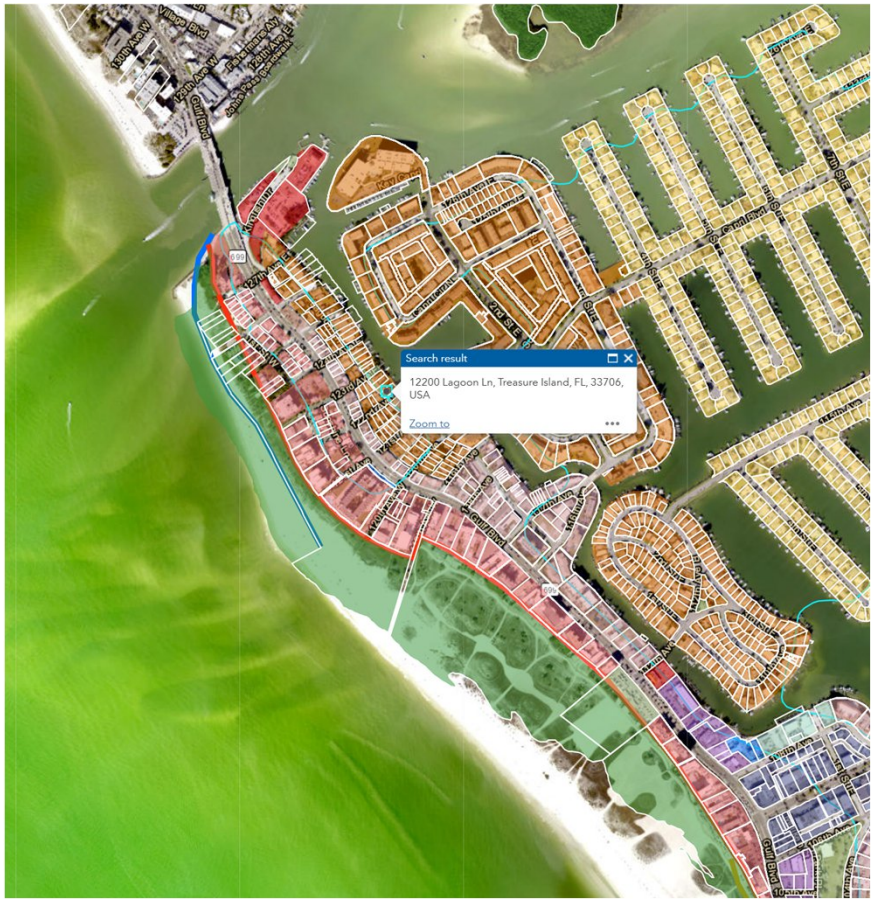
Summary of Issue: First Hearing for Code Case

Attachments:

1. **Courtesy Notice & Evidence**
2. **Notice of Violation/Affidavit of Service & Evidence**
3. **Notice of Hearing/Affidavit of Service & Evidence**
4. **Supplemental Evidence**
5. **Damage Determination Letter**
6. **Unsafe Structure Letter**

Zoning Map


12208
12200
Search result
12200 Lagoon Ln, Treasure Island, FL, 33706, USA
Zoom to
120
12116
12112
12499
198
135
121

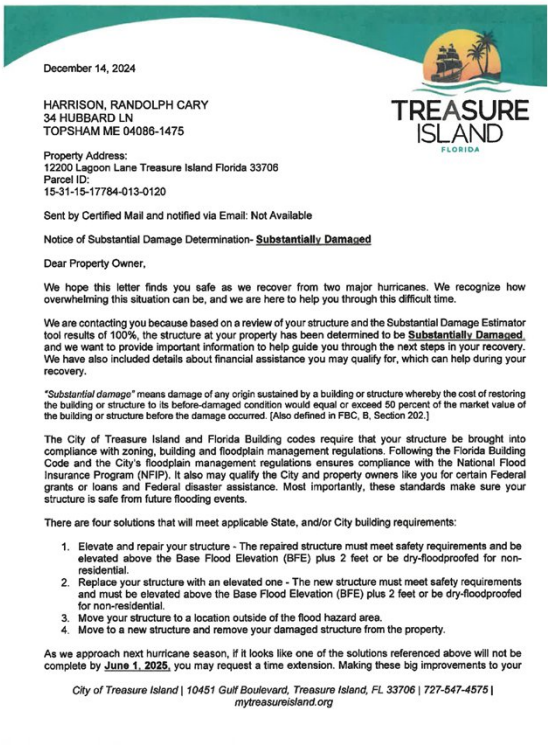

Search result
12200 Lagoon Ln, Treasure Island, FL, 33706, USA
Zoom to

Code Sections

- Sec. 18-37. - Unhealthful accumulations declared public nuisance.

- Sec. 68-495. - Minimum property standards.

Property is 100% Substantially Damaged



December 14, 2024

HARRISON, RANDOLPH CARY
34 HUBBARD LN
TOPSHAM ME 04086-1475

Property Address:
12200 Lagoon Lane Treasure Island Florida 33706
Parcel ID:
15-31-15-17784-013-0120

Sent by Certified Mail and notified via Email: Not Available

Notice of Substantial Damage Determination- **Substantially Damaged**

Dear Property Owner,

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As we approach next hurricane season, if it looks like one of the solutions referenced above will not be complete by **June 1, 2025**, you may request a time extension. Making these big improvements to your

City of Treasure Island | 10451 Gulf Boulevard, Treasure Island, FL 33706 | 727-547-4575 | mytreasureisland.org

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- You may also apply for U.S. Small Business Administration (SBA) disaster loans to bring your damaged structure into compliance or replace disaster-damaged or destroyed personal property. For more details, visit https://www.sba.gov/
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The Substantial Damage Determination Reassessment Request form and the Actual Cash Value appraisal checklist can be found on the City's website at https://www.mytreasureisland.org/permit_application_and_forms/index.php

Please remember that you are not alone in this journey. We are here to assist you every step of the way. For any questions or concerns, please email flood@mytreasureisland.org for flood related questions; permits@mytreasureisland.org for permitting questions or call 727-547-4575 ext. 230.

Sincerely,

Jesse Miller, CFM
Principal Planner
Floodplain Administrator

Patrick Wenzel, BN, PX, BU
Building Official

City of Treasure Island | 10451 Gulf Boulevard, Treasure Island, FL 33706 | 727-547-4575 | mytreasureisland.org

Property has been deemed unsafe

CITY OF TREASURE ISLAND, FLORIDA
10451 Gulf Blvd
Treasure Island, Florida 33706
Telephone 727-545-4575

TO:
Randolph Cary Harrison
Owner/Occupant/Mortgagee/Lienor

34 Hubbard Ln
Mailing Address

Topsham, ME 04086
City State Zip Code

NOTICE OF UNSAFE BUILDING AND ORDER TO REPAIR OR DEMOLISH

Address of building or structure: 12200 Lagoon Lane, Treasure Island, FL 33706

Legal Description: CONEY ISLAND BLK 13, LOT 12 & VAC LAGOON DR ADJ ON NE (SEE MAP NNW 23-31-15)

Parcel Number: 15-31-15-17784-013-0120

NOTICE IS HEREBY GIVEN that the above-referenced building or structure is hereby declared unsafe by the undersigned Building Official. The following listed conditions have been documented and determined to have rendered the building or structure unsafe under the provisions of the Standard Unsafe Building Abatement Code, the Florida Building Code, and/or the Code of the City of Treasure Island: (*Describe with particularity each condition rendering the structure unsafe*)

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THE FOLLOWING ACTION IS REQUIRED and ordered by the Building Official and must be commenced within or completed by the time specified:

EITHER: Repair the building or structure: All required permits must be secured and the repair work commenced within sixty (60) days from the date you receive this notice and continue to completion with all unsafe conditions completely corrected and the building or structure brought into full compliance with the above-referenced codes within 60 days;

OR: Demolish the building or structure: All required permits must be secured and the demolition work commenced within sixty (60) days from the date you receive this notice and continue to completion with the property brought into full compliance with the above-referenced codes within 60 days.

IF YOU FAIL TO TAKE THE REQUIRED ACTION within the time stated, the Building Official may cause the repairs or demolition to be done by the City of Treasure Island and all costs incurred will be charged against the property and the owner of record. Such costs of repair or demolition shall be a special assessment lien against the subject property, which lien may be foreclosed and the subject property sold at public sale to satisfy the lien.

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Further information regarding this Notice and Order may be obtained by contacting the undersigned Building Official at telephone number **727-545-4575** or at the CID Office, City Hall 10451 Gulf Blvd, Treasure Island, FL 33706.

CITY OF TREASURE ISLAND, FL
COMMUNITY IMPROVEMENT DEPT.

Notice Date: 8-4-2025

Building Official
City of Treasure Island

cc: City Attorney
City Code Enforcement

Courtesy Notice

- Code Complaint Received on 7.11.25
- Courtesy Notice Mailed and posted on property 7.15.25
  - First site visit
- Unknown Status Letter Mailed 7.15.25

CN Pictures


Jul 15, 2025 at 10:34:27 AM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Jul 15, 2025 at 10:34:17 AM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Jul 15, 2025 at 10:35:01 AM
12200 Lagoon Ln
Treasure Island FL 33706
United States

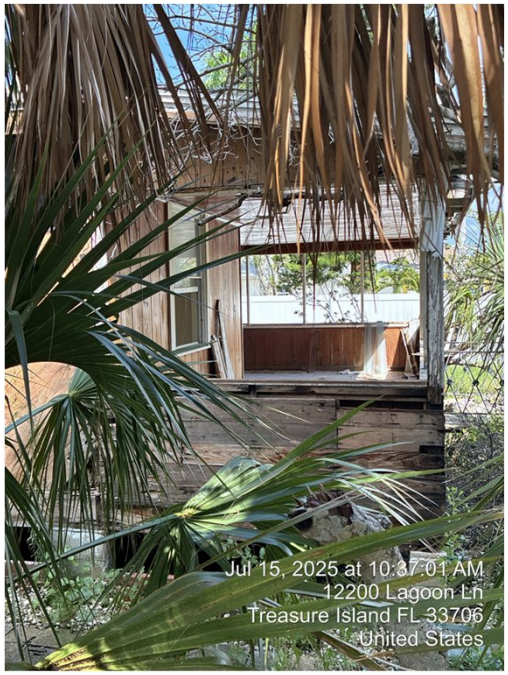

Jul 15, 2025 at 10:34:45 AM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Jul 15, 2025 at 10:34:04 AM
12200 Lagoon Ln
Treasure Island FL 33706
United States




Jul 15, 2025 at 10:35:59 AM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Jul 15, 2025 at 10:36:22 AM
12200 Lagoon Ln
Treasure Island FL 33706
United States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United States


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Treasure Island FL 33706
United States


Jul 15, 2025 at 10:37:07 AM
12200 Lagoon Ln
Treasure Island FL 33706
United States

Notice of Violation

- NOV for FLOOD-006277-2025 and LANDSCAPE-006310-2025 posted and mailed on 8.4.25
- Proof of Property Owner
- Affidavit of Service
- **Section 18-37** – Unhealthful accumulations declared public nuisance and **Section 68-495** – Minimum Property Standards
- Pictures

NOV Pictures






Aug 4, 2025 at 2:15:0
12200 Lago
Treasure Island FL 3
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Aug 4, 2025 at 2:
12200 L
Treasure Island
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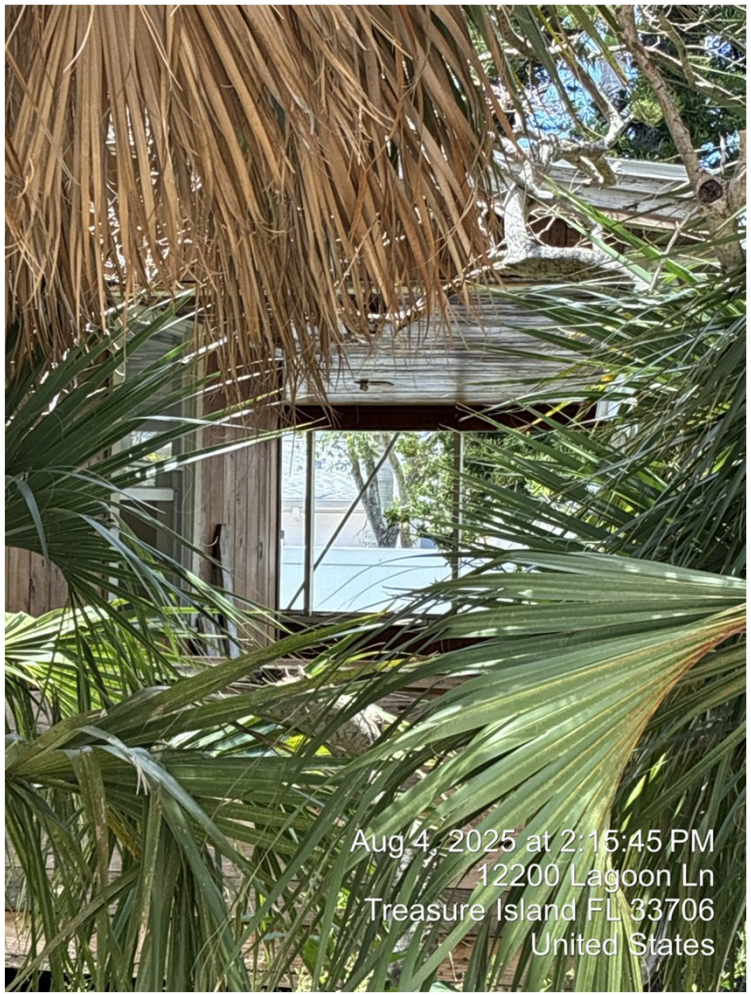
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Aug 4, 2025 at 2:16:47 PM
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Treasure Island FL 33706
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Aug 4, 2025 at 2:15:57 PM
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United States


Aug 4, 2025 at 2:16:06 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States

Notice of Hearing

- NOH for FLOOD-006277-2025 posted on 3.31.26
- Proof of Property Owner
  - Pinellas County Property Appraiser
  - Pinellas County Tax Collector
- Affidavit of Service 3.31.26
- **Section 18-37** – Unhealthful accumulations declared public nuisance and **Section 68-495** – Minimum Property Standards
- Pictures

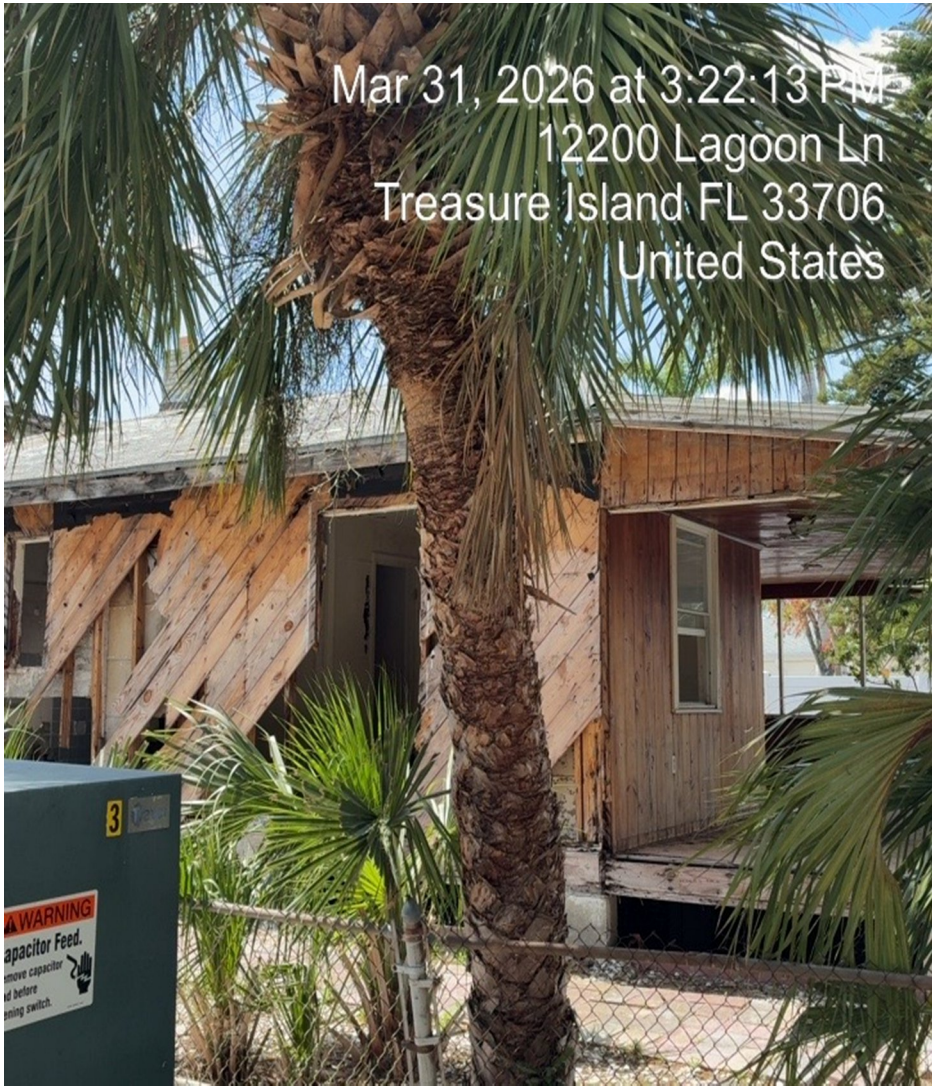
NOH Pictur


Mar 31, 2026 at 3:18:57 PM
123 123rd Ave E
Treasure Island FL 33706
United States


Mar 31, 2026 at 3:21:29 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States
12200


Mar 31, 2026 at 3:23:15 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Mar 31, 2026 at 3:23:10 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States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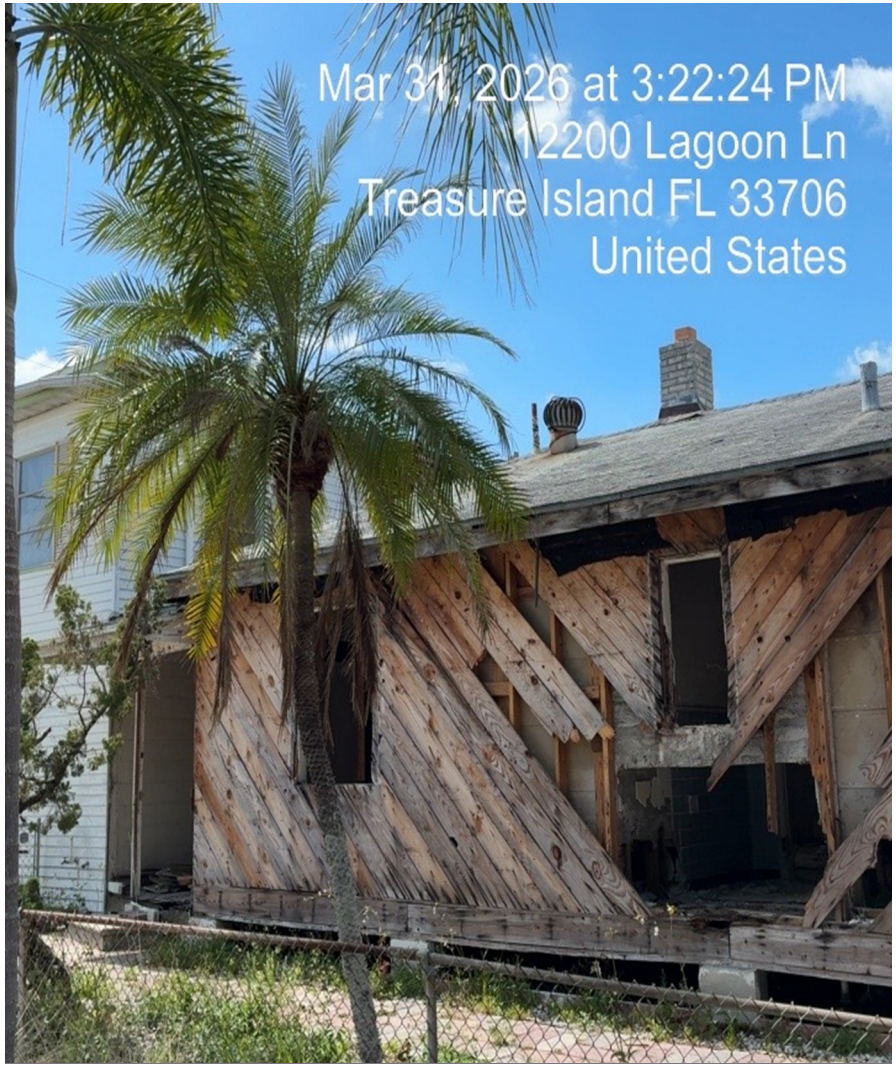
Treasure Island FL 33706
United States
WARNING


Mar 31, 2026 at 3:22:24 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Mar 31, 2026 at 3:22:43 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States


Mar 31, 2026 at 3:22:34 PM
12200 Lagoon Ln
Treasure Island FL 33706
United States

Staff Recommendation

- Staff recommend the property owner be found as a first-time violator and given 30 days to correct the violation.
- The steps required to correct the violations include:
  - Apply for and obtain all permits required to repair or demolish the property
  - Complete all required work to repair the structure or demolish the structure within 90 days

Proposed Motion

- In the case FLOOD-006277-2025, I move that the Code Enforcement Board find that the Respondent **was/was not** present and based on the testimony and evidence received, it is evident that a violation **does/does not** exist and therefore, the Respondent, Randolph Harrison, **is/is not** found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37 and Section 68-495 and is ordered to apply for and obtain all permits required to repair or demolish the property. If the above corrective action is not accomplished by 4:00pm on May 15, 2026, a return hearing notice will be posted and the Respondent will return to hearing on June 17, 2026, for further determination.
- Staff also recommend the property owner complete all required work to repair the structure or demolish the structure within 90 days. If the above corrective action is not accomplished by 4:00pm on July 14, 2026, a return hearing notice will be posted and the Respondent will return to hearing for further determination.
- Upon complying with said sections of the code, the Respondent shall notify the Community Development Department, who shall inspect the

AGENDA ITEM NO. IX.2

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE:	April 15, 2026
SUBMITTED BY:	Tia Payton, Administration
ITEM TYPE:	For Consideration and Discussion
AGENDA SECTION:	NEW BUSINESS
SUBJECT:	Discussion of potential changes to the Treasure Island Code and adoption of Rules for the Code Enforcement Board

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
Chapter 162 - 1998 Florida Statutes - The Florida Senate.pdf
Treasure Island, FL Code of Ordinances.pdf

The Florida Senate

1998 Florida Statutes

Title XI COUNTY ORGANIZATION AND INTERGOVERNMENTAL RELATIONS	**Chapter 162** **COUNTY OR MUNICIPAL CODE ENFORCEMENT**

CHAPTER 162
COUNTY OR MUNICIPAL CODE ENFORCEMENT

PART I
LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS (ss. 162.01-162.13)

PART II
SUPPLEMENTAL COUNTY OR MUNICIPAL CODE OR ORDINANCE ENFORCEMENT PROCEDURES (ss. 162.21, 162.23)

PART I
LOCAL GOVERNMENT CODE ENFORCEMENT BOARDS

162.01 Short title.

162.02 Intent.

162.03 Applicability.

162.04 Definitions.

162.05 Local government code enforcement boards; organization.

162.06 Enforcement procedure.

162.07 Conduct of hearing.

162.08 Powers of enforcement boards.

162.09 Administrative fines; costs of repair; liens.

162.10 Duration of lien.

162.11 Appeals.

162.12 Notices.

162.13 Provisions of act supplemental.

162.01 Short title.--Sections 162.01-162.13 may be cited as the "Local Government Code Enforcement Boards Act."

History.--s. 1, ch. 80-300; s. 72, ch. 81-259; s. 1, ch. 82-37.

Note.--Former s. 166.051.

162.02 Intent.--It is the intent of this part to promote, protect, and improve the health, safety, and welfare of the citizens of the counties and municipalities of this state by authorizing the creation of administrative boards with authority to impose administrative fines and other noncriminal penalties to provide an equitable, expeditious, effective, and inexpensive method of enforcing any codes and ordinances in force in counties and municipalities, where a pending or repeated violation continues to exist.

History.--s. 1, ch. 80-300; s. 2, ch. 82-37; s. 1, ch. 85-150; s. 1, ch. 86-201; s. 1, ch. 89-268.

Note.--Former s. 166.052.

162.03 Applicability.--

(1) Each county or municipality may, at its option, create or abolish by ordinance local government code enforcement boards as provided herein.

(2) A charter county, a noncharter county, or a municipality may, by ordinance, adopt an alternate code enforcement system which gives code enforcement boards or special masters designated by the local governing body, or both, the authority to hold hearings and assess fines against violators of the respective county or municipal codes and ordinances.

History.--ss. 1, 2, ch. 80-300; s. 3, ch. 82-37; s. 2, ch. 86-201; s. 1, ch. 87-129; s. 2, ch. 89-268.

Note.--Former s. 166.053.

162.04 Definitions.--As used in ss. 162.01-162.13, the term:

(1) "Local governing body" means the governing body of the county or municipality, however designated.

(2) "Code inspector" means any authorized agent or employee of the county or municipality whose duty it is to assure code compliance.

(3) "Local governing body attorney" means the legal counselor for the county or municipality.

(4) "Enforcement board" means a local government code enforcement board.

(5) "Repeat violation" means a violation of a provision of a code or ordinance by a person whom the code enforcement board has previously found to have violated the same provision within 5 years prior to the violation.

History.--s. 1, ch. 80-300; s. 4, ch. 82-37; s. 10, ch. 83-216; s. 3, ch. 86-201; s. 3, ch. 89-268.

Note.--Former s. 166.054.

162.05 Local government code enforcement boards; organization.--

(1) The local governing body may appoint one or more code enforcement boards and legal counsel for the enforcement boards. The local governing body of a county or a municipality that has a population of less than 5,000 persons may appoint five-member or seven-member code enforcement boards. The local governing body of a county or a municipality that has a population equal to or greater than 5,000 persons must appoint seven-member code enforcement boards. The local governing body may appoint up to two alternate members for each code enforcement board to serve on the board in the absence of board members.

(2) Members of the enforcement boards shall be residents of the municipality, in the case of municipal enforcement boards, or residents of the county, in the case of county enforcement boards. Appointments shall be made in accordance with applicable law and ordinances on the basis of experience or interest in the subject matter jurisdiction of the respective code enforcement board, in the sole discretion of the local governing body. The membership of each enforcement board shall, whenever possible, include an architect, a businessperson, an engineer, a general contractor, a subcontractor, and a realtor.

(3)(a) The initial appointments to a seven-member code enforcement board shall be as follows:

1. Two members appointed for a term of 1 year each.

2. Three members appointed for a term of 2 years each.

3. Two members appointed for a term of 3 years each.

(b) The initial appointments to a five-member code enforcement board shall be as follows:

1. One member appointed for a term of 1 year.

2. Two members appointed for a term of 2 years each.

3. Two members appointed for a term of 3 years each.

Thereafter, any appointment shall be made for a term of 3 years.

(c) The local governing body of a county or a municipality that has a population of less than 5,000 persons may reduce a seven-member code enforcement board to five members upon the simultaneous expiration of the terms of office of two members of the board.

(d) A member may be reappointed upon approval of the local governing body.

(e) An appointment to fill any vacancy on an enforcement board shall be for the remainder of the unexpired term of office. If any member fails to attend two of three successive meetings without cause and without prior approval of the chair, the enforcement board shall declare the member's office vacant, and the local governing body shall promptly fill such vacancy.

(f) The members shall serve in accordance with ordinances of the local governing body and may be suspended and removed for cause as provided in such ordinances for removal of members of boards.

(4) The members of an enforcement board shall elect a chair, who shall be a voting member, from among the members of the board. The presence of four or more members shall constitute a quorum of any seven-member enforcement board, and the presence of three or more members shall constitute a quorum of any five-member enforcement board. Members shall serve without compensation, but may be reimbursed for such travel, mileage, and per diem expenses as may be authorized by the local governing body or as are otherwise provided by law.

(5) The local governing body attorney shall either be counsel to an enforcement board or shall represent the municipality or county by presenting cases before the enforcement board, but in no case shall the local governing body attorney serve in both capacities.

History.--s. 1, ch. 80-300; s. 5, ch. 82-37; s. 4, ch. 86-201; s. 2, ch. 87-129; s. 4, ch. 89-268; s. 1, ch. 94-291; s. 1441, ch. 95-147.

Note.--Former s. 166.055.

162.06 Enforcement procedure.--

(1) It shall be the duty of the code inspector to initiate enforcement proceedings of the various codes; however, no member of a board shall have the power to initiate such enforcement proceedings.

(2) Except as provided in subsections (3) and (4), if a violation of the codes is found, the code inspector shall notify the violator and give him or her a reasonable time to correct the violation. Should the violation continue beyond the time specified for correction, the code inspector shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing, and written notice of such hearing shall be hand delivered or mailed as provided in s. 162.12 to said violator. At the option of the code enforcement board, notice may additionally be served by publication or posting as provided in s. 162.12. If the violation is corrected 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 enforcement board even if the violation has been corrected prior to the board hearing, and the notice shall so state.

(3) If a repeat violation is found, the code inspector shall notify the violator but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify an enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to s. 162.12. The case may be presented to the enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the repeat violation has been corrected, the code enforcement board retains the right to schedule a hearing to determine costs and impose the payment of reasonable enforcement fees upon the repeat violator.

The repeat violator may choose to waive his or her rights to this hearing and pay said costs as determined by the code enforcement board.

(4) If the code inspector 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 inspector shall make a reasonable effort to notify the violator and may immediately notify the enforcement board and request a hearing.

History.--s. 1, ch. 80-300; s. 5, ch. 86-201; s. 1, ch. 87-391; s. 5, ch. 89-268; s. 2, ch. 94-291; s. 1442, ch. 95-147; s. 2, ch. 96-385.

Note.--Former s. 166.056.

162.07 Conduct of hearing.--

(1) Upon request of the code inspector, or at such other times as may be necessary, the chair of an enforcement board may call a hearing of an enforcement board; a hearing also may be called by written notice signed by at least three members of a seven-member enforcement board or signed by at least two members of a five-member enforcement board. Minutes shall be kept of all hearings by each enforcement board, and all hearings and proceedings shall be open to the public. The local governing body shall provide clerical and administrative personnel as may be reasonably required by each enforcement board for the proper performance of its duties.

(2) Each case before an enforcement board shall be presented by the local governing body attorney or by a member of the administrative staff of the local governing body. If the local governing body prevails in prosecuting a case before the enforcement board, it shall be entitled to recover all costs incurred in prosecuting the case before the board and such costs may be included in the lien authorized under s. 162.09(3).

(3) An enforcement board shall proceed to hear the cases on the agenda for that day. All testimony shall be under oath and shall be recorded. The enforcement board shall take testimony from the code inspector and alleged violator. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings.

(4) At the conclusion of the hearing, the enforcement board shall issue findings of fact, based on evidence of record and conclusions of law, and shall issue an order affording the proper relief consistent with powers granted herein. The finding shall be by motion approved by a majority of those members present and voting, except that at least four members of a seven-member enforcement board, or three members of a five-member enforcement board, must vote in order for the action to be official. The order may include a notice that it must be complied with by a specified date and that a fine may be imposed and, under the conditions specified in s. 162.09(1), the cost of repairs may be included along with the fine if the order is not complied with by said date. A certified copy of such order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest, or assigns if the violation concerns real property, and the findings therein shall be binding upon the violator and, if the violation concerns real property, any subsequent purchasers, successors in interest, or assigns. If

an order is recorded in the public records pursuant to this subsection and the order is complied with by the date specified in the order, the enforcement board shall issue an order acknowledging compliance that shall be recorded in the public records. A hearing is not required to issue such an order acknowledging compliance.

History.--s. 1, ch. 80-300; s. 6, ch. 82-37; s. 44, ch. 83-217; s. 6, ch. 86-201; s. 6, ch. 89-268; s. 3, ch. 94-291; s. 1443, ch. 95-147; s. 2, ch. 95-297.

Note.--Former s. 166.057.

162.08 Powers of enforcement boards.--Each enforcement board shall have the power to:

(1) Adopt rules for the conduct of its hearings.

(2) Subpoena alleged violators and witnesses to its hearings. Subpoenas may be served by the sheriff of the county or police department of the municipality.

(3) Subpoena evidence to its hearings.

(4) Take testimony under oath.

(5) Issue orders having the force of law to command whatever steps are necessary to bring a violation into compliance.

History.--s. 1, ch. 80-300; s. 7, ch. 82-37; s. 7, ch. 86-201; s. 7, ch. 89-268.

Note.--Former s. 166.058.

162.09 Administrative fines; costs of repair; liens.--

(1) An enforcement board, upon notification by the code inspector that an order of the enforcement board has not been complied with by the set time or, upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in s. 162.06(4), the enforcement board shall notify the local governing body, which may make all reasonable repairs which are required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. If a finding of a violation or a repeat violation has been made as provided in this part, a hearing shall not be necessary for issuance of the order imposing the fine. If, after due notice and hearing, a code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in paragraph (2)(a).

(2)(a) A fine imposed pursuant to this section shall not exceed $250 per day for a first violation and shall not exceed $500 per day for a repeat violation, and, in addition, may include all costs of

repairs pursuant to subsection (1). However, if a code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000 per violation.

(b) In determining the amount of the fine, if any, the enforcement board shall consider the following factors:

1. The gravity of the violation;

2. Any actions taken by the violator to correct the violation; and

3. Any previous violations committed by the violator.

(c) An enforcement board may reduce a fine imposed pursuant to this section.

(3) A certified copy of an order imposing a fine may be recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property, but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this part shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit to foreclose on a lien filed pursuant to this section, whichever occurs first. A lien arising from a fine imposed pursuant to this section runs in favor of the local governing body, and the local governing body may execute a satisfaction or release of lien entered pursuant to this section. After 3 months from the filing of any such lien which remains unpaid, the enforcement board may authorize the local governing body attorney to foreclose on the lien. No lien created pursuant to the provisions of this part may be foreclosed on real property which is a homestead under s. 4, Art. X of the State Constitution.

History.--s. 1, ch. 80-300; s. 5, ch. 86-201; s. 1, ch. 87-391; s. 5, ch. 89-268; s. 4, ch. 94-291; s. 1, ch. 95-297.

Note.--Former s. 166.059.

162.10 Duration of lien.--No lien provided under the Local Government Code Enforcement Boards Act shall continue for a period longer than 20 years after the certified copy of an order imposing a fine has been recorded, unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction. In an action to foreclose on a lien, the prevailing party is entitled to recover all costs, including a reasonable attorney's fee, that it incurs in the foreclosure. The local governing body shall be entitled to collect all costs incurred in recording and satisfying a valid lien. The continuation of the lien effected by the commencement of the action shall not be good against creditors or subsequent purchasers for valuable consideration without notice, unless a notice of lis pendens is recorded.

History.--s. 9, ch. 82-37; s. 9, ch. 86-201; s. 9, ch. 89-268; s. 5, ch. 94-291.

162.11 Appeals.--An aggrieved party, including the local governing body, may appeal a final administrative order of an enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the

enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

History.--s. 1, ch. 80-300; s. 10, ch. 82-37; s. 3, ch. 85-150; s. 10, ch. 86-201.

Note.--Former s. 166.061.

162.12 Notices.--

(1) All notices required by this part shall be provided to the alleged violator by certified mail, return receipt requested; by hand delivery by the sheriff or other law enforcement officer, code inspector, or other person designated by the local governing body; or by leaving the notice at the violator's usual place of residence with any person residing therein who is above 15 years of age and informing such person of the contents of the notice.

(2) In addition to providing notice as set forth in subsection (1), at the option of the code enforcement board, notice may also be served by publication or posting, as follows:

(a)1. Such notice shall be published once during each week for 4 consecutive weeks (four publications being sufficient) in a newspaper of general circulation in the county where the code enforcement board is located. The newspaper shall meet such requirements as are prescribed under chapter 50 for legal and official advertisements.

2. Proof of publication shall be made as provided in ss. 50.041 and 50.051.

(b)1. In lieu of publication as described in paragraph (a), such notice may be posted for at least 10 days in at least two locations, one of which shall be the property upon which the violation is alleged to exist and the other of which shall be, in the case of municipalities, at the primary municipal government office, and in the case of counties, at the front door of the courthouse in said county.

2. Proof of posting shall be by affidavit of the person posting the notice, which affidavit shall include a copy of the notice posted and the date and places of its posting.

(c) Notice by publication or posting may run concurrently with, or may follow, an attempt or attempts to provide notice by hand delivery or by mail as required under subsection (1).

Evidence that an attempt has been made to hand deliver or mail notice as provided in subsection (1), together with proof of publication or posting as provided in subsection (2), shall be sufficient to show that the notice requirements of this part have been met, without regard to whether or not the alleged violator actually received such notice.

History.--s. 1, ch. 80-300; s. 11, ch. 86-201; s. 3, ch. 87-391; s. 10, ch. 89-268; s. 6, ch. 94-291.

Note.--Former s. 166.062.

162.13 Provisions of act supplemental.--It is the legislative intent of ss. 162.01-162.12 to provide an additional or supplemental means of obtaining compliance with local codes. Nothing contained

in ss. 162.01-162.12 shall prohibit a local governing body from enforcing its codes by any other means.

History.--s. 11, ch. 82-37.

PART II
SUPPLEMENTAL COUNTY OR MUNICIPAL CODE OR ORDINANCE ENFORCEMENT PROCEDURES

162.21 Enforcement of county or municipal codes or ordinances; penalties.

162.22 Designation of enforcement methods and penalties for violation of municipal ordinances.

162.23 Notice to appear.

162.21 Enforcement of county or municipal codes or ordinances; penalties.--

(1) As used in this section, "code enforcement officer" means any designated employee or agent of a county or municipality whose duty it is to enforce codes and ordinances enacted by the county or municipality.

(2) A county or a municipality may designate certain of its employees or agents as code enforcement officers. The training and qualifications of the employees or agents for such designation shall be determined by the county or the municipality. Employees or agents who may be designated as code enforcement officers may include, but are not limited to, code inspectors, law enforcement officers, animal control officers, or firesafety inspectors. Designation as a code enforcement officer does not provide the code enforcement officer with the power of arrest or subject the code enforcement officer to the provisions of ss. 943.085-943.255. Nothing in this section amends, alters, or contravenes the provisions of any state-administered retirement system or any state-supported retirement system established by general law.

(3)(a) A code enforcement officer is authorized to issue a citation to a person when, based upon personal investigation, the officer has reasonable cause to believe that the person has committed a civil infraction in violation of a duly enacted code or ordinance and that the county court will hear the charge.

(b) Prior to issuing a citation, a code enforcement officer shall provide notice to the person that the person has committed a violation of a code or ordinance and shall establish a reasonable time period within which the person must correct the violation. Such time period shall be no more than 30 days. If, upon personal investigation, a code enforcement officer finds that the person has not corrected the violation within the time period, a code enforcement officer may issue a citation to the person who has committed the violation. A code enforcement officer does not have to provide the person with a reasonable time period to correct the violation prior to issuing a citation and may immediately issue a citation if a repeat violation is found or if the code enforcement officer has reason to believe that the violation presents a serious threat to the public health, safety, or welfare, or if the violation is irreparable or irreversible.

(c) A citation issued by a code enforcement officer shall be in a form prescribed by the county or the municipality and shall contain:

1. The date and time of issuance.

2. The name and address of the person to whom the citation is issued.

3. The date and time the civil infraction was committed.

4. The facts constituting reasonable cause.

5. The number or section of the code or ordinance violated.

6. The name and authority of the code enforcement officer.

7. The procedure for the person to follow in order to pay the civil penalty or to contest the citation.

8. The applicable civil penalty if the person elects to contest the citation.

9. The applicable civil penalty if the person elects not to contest the citation.

10. A conspicuous statement that if the person fails to pay the civil penalty within the time allowed, or fails to appear in court to contest the citation, the person shall be deemed to have waived his or her right to contest the citation and that, in such case, judgment may be entered against the person for an amount up to the maximum civil penalty.

(4) After issuing a citation to an alleged violator, a code enforcement officer shall deposit the original citation and one copy of the citation with the county court.

(5) A county or a municipality is authorized to enforce codes and ordinances under the provisions of this section and may enact an ordinance establishing procedures for the implementation of such provisions, including a schedule of violations and penalties to be assessed by code enforcement officers. If a county or municipality chooses to enforce codes or ordinances under the provisions of this section, each code or ordinance or the ordinance enacted by the county or municipality establishing procedures for implementation of this section shall provide:

(a) That a violation of a code or an ordinance is a civil infraction.

(b) A maximum civil penalty not to exceed $500.

(c) A civil penalty of less than the maximum civil penalty if the person who has committed the civil infraction does not contest the citation.

(d) For the issuance of a citation by a code enforcement officer who has reasonable cause to believe that a person has committed an act in violation of a code or an ordinance.

(e) For the contesting of a citation in county court.

(f) Such procedures and provisions as are necessary to provide for the enforcement of a code or an ordinance under the provisions of this section.

(6) Any person who willfully refuses to sign and accept a citation issued by a code enforcement officer shall be guilty of a misdemeanor of the second degree, punishable as provided in s. 775.082 or s. 775.083.

[1](7) The provisions of this part shall not apply to the enforcement pursuant to ss. 553.79 and 553.80 of building codes adopted pursuant to s. 553.73 as they apply to construction, provided that a building permit is either not required or has been issued by the county or the municipality. For the purposes of this subsection, "building codes" means only those codes adopted pursuant to s. 553.73.

(8) The provisions of this section are additional and supplemental means of enforcing county or municipal codes or ordinances and may be used for the enforcement of any code or ordinance, or for the enforcement of all codes and ordinances. Nothing contained in this section shall prohibit a county or municipality from enforcing its codes or ordinances by any other means.

History.--s. 11, ch. 89-268; s. 7, ch. 94-291; s. 1444, ch. 95-147; s. 3, ch. 96-385; s. 4, ch. 98-287.

[1]**Note.**--Section 4, ch. 98-287, amended subsection (7), effective January 1, 2001, to read:

(7) The provisions of this part shall not apply to the enforcement pursuant to ss. 553.79 and 553.80 of the Florida Building Code adopted pursuant to s. 553.73 as applied to construction, provided that a building permit is either not required or has been issued by the county or the municipality.

162.22 Designation of enforcement methods and penalties for violation of municipal ordinances.--The governing body of a municipality may designate the enforcement methods and penalties to be imposed for the violation of ordinances adopted by the municipality. These enforcement methods may include, but are not limited to, the issuance of a citation, a summons, or a notice to appear in county court or arrest for violation of municipal ordinances as provided for in chapter 901. Unless otherwise specifically authorized and provided for by law, a person convicted of violating a municipal ordinance may be sentenced to pay a fine, not to exceed $500, and may be sentenced to a definite term of imprisonment, not to exceed 60 days, in a municipal detention facility or other facility as authorized by law.

History.--s. 1, ch. 94-255.

162.23 Notice to appear.--

(1) Notwithstanding s. 34.07, a code enforcement officer, designated pursuant to s. 162.21(1) and (2), may issue a notice to appear at any hearing conducted by a county court if the officer, based upon personal investigation, has reasonable cause to believe that the person has violated a code or ordinance. A notice to appear means a written order issued by a code enforcement officer in lieu of physical arrest requiring a person accused of violating the law to appear in a designated court or governmental office at a specified date and time. If a person issued a notice to appear under this

section refuses to sign such notice, the code enforcement officer has no authority to arrest such person.

(2) Prior to issuing a notice to appear, a code enforcement officer shall provide written notice to the person that the person has committed a violation of a code or ordinance and shall establish a reasonable time period within which the person must correct the violation. Such time period shall be no fewer than 5 days and no more than 30 days. If, upon personal investigation, a code enforcement officer finds that the person has not corrected the violation within the prescribed time period, a code enforcement officer may issue a notice to appear to the person who has committed the violation. A code enforcement officer is not required to provide the person with a reasonable time period to correct the violation prior to issuing a notice to appear and may immediately issue a notice to appear if a repeat violation is found, or if the code enforcement officer has reason to believe that the violation presents a serious threat to the public health, safety, or welfare, or if the violation is irreparable or irreversible.

History.--s. 1, ch. 96-385.

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ARTICLE III. - CODE ENFORCEMENT

DIVISION 1. - GENERALLY

Sec. 2-106. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Code enforcement board means the City of Treasure Island Municipal Code Enforcement Board.

Code inspector means any employee or authorized agent of the city whose assigned responsibilities include inspecting for or enforcing, or both, violations of this Code, including but not limited to occupational license, fire, building, land development and sign codes of the city.

Repeat violation means a violation of a provision of this Code by a person who has previously been found to have violated the same provision within five years prior to the violation.

(Ord. No. 93-6, § 2, 12-7-93)

Cross reference— Definitions generally, § 1-2.

State Law reference— Similar provisions, F.S. § 162.04.

Sec. 2-107. - Intent.

The intent of this article is to create a local government code enforcement board in order to promote, protect and improve the health, safety and welfare of the citizens of the city by providing for an equitable, expeditious, effective and inexpensive method of enforcing the codes, including but not limited to occupational licenses, fire, building, land development and sign codes in force in the city.

(Ord. No. 93-6, § 1, 12-7-93)

State Law reference— Similar provisions, F.S. § 162.02.

Sec. 2-108. - Optional enforcement.

The provisions of this article shall in no way be construed to limit the power of the city to proceed in any other civil or criminal proceeding or in any other forum to obtain enforcement of its code provisions. The city may, by ordinance, adopt an alternate code enforcement system which gives special masters designated by the city commission the authority to hold hearings and assess fines against violations in addition to or in lieu of the code enforcement board.

(Ord. No. 93-6, § 12, 12-7-93)

State Law reference— Similar provisions, F.S. § 162.13.

Sec. 2-109. - Conflict of interest.

(a) No person who is or may become a party or a witness to a hearing before the code enforcement board shall communicate with any member of the code enforcement board concerning that violation except at the hearings provided for in this article. This restriction shall extend to any person appearing or interceding on behalf of a party, whether or not such person may have a direct, personal or financial interest in the property that is the subject of the alleged violation.

(b) No member of the code enforcement board shall communicate with any party, witness, representative of a party, or interceding person concerning any alleged violation except at the hearings provided for in this article.

(c) Failure on the part of a member of the code enforcement board to comply with the provisions of this section shall constitute grounds for removal of such member from the code enforcement board.

(Ord. No. 93-6, § 13, 12-7-93)

Sec. 2-110. - Public records searches relating to code enforcement board liens.

(a) The city manager or his designee is authorized to obtain a public records search for the purpose of determining whether to institute a lien foreclosure proceeding without the necessity of any action by the city commission whenever the unpaid amount of a lien assessed by the code enforcement board exceeds $100.00.

(b) No public records search for the purpose of determining whether to institute a lien foreclosure proceeding shall be obtained where the unpaid amount of the lien is less than $100.00.

(Ord. No. 93-6, § 14, 12-7-93)

Secs. 2-111—2-130. - Reserved.

DIVISION 2. - CODE ENFORCEMENT BOARD; SPECIAL MAGISTRATES

Footnotes:
*--- (**4**) ---*
***State Law reference—** Code enforcement board, F.S. § 162.05.*

Sec. 2-131. - Membership.

(a) The code enforcement board shall consist of seven members, each to be appointed by a majority of the city commission by resolution for a term of three years.

(b) Any code enforcement board member may be reappointed upon approval by a majority of the city commission, except that no appointed member shall serve longer than six consecutive years, unless, upon the sixth year of expiration there is no available and qualified candidate to replace said expiring member, in which case, the appointment may be renewed beyond six consecutive years for an additional term. Partial terms shall not be counted toward the six-year term limitation.

(c) Appointments to fill vacancies shall be for the unexpired term of office.

(d) Members of the code enforcement board shall be residents of the city at the time of their appointment and throughout the term of office. Any member who is no longer a resident of the city shall be automatically removed, and that vacancy filled as provided in this section.

(e) The city commission may appoint up to two alternate members to the code enforcement board to serve on the board in the absence of board members.

(Ord. No. 93-6, § 3 A.—D., 12-7-93; Ord. No. 05-10, § 2, 4-12-05; Ord. No. 12-15, § 2, 9-19-12)

Editor's note— Section 4 of Ord. No. 12-15 states, "That in the event vacancies occur by virtue of the term limits imposed herein, and no replacement candidates are available and qualified to fill said vacancies, then, and in that event, the Commission may allow the expired Board or Committee member to serve an additional term beyond the six (6) year term limit. The purpose of this Section is to preserve the continued viability of all Boards and Committees.

State Law reference— Similar provisions, F.S. § 162.05(1), (2).

Sec. 2-132. - Removal of members.

(a) If any member of the code enforcement board fails to attend two of three successive hearings, without cause and without prior approval of the chairman of the code enforcement board, the board shall declare the member's office vacant, and the vacancy shall be filled as provided in section 2-131.

(b) Board members may be removed for cause by the city commission after public hearing. Vacancies by such removal shall be filled as provided in section 2-131.

(Ord. No. 93-6, § 3 E., G., 12-7-93)

State Law reference— Similar provisions, F.S. § 162.05(3).

Sec. 2-133. - Categories of members.

Appointments to the code enforcement board shall be made, consistent with the Charter, on the basis of demonstrated experience or interest in the subject matter jurisdiction of the board in the sole discretion of the city commission. The membership of the board shall, whenever possible, consist of an architect, business person, engineer, general contractor, subcontractor and a realtor.

(Ord. No. 93-6, § 3 F., 12-7-93)

State Law reference— Similar provisions, F.S. § 162.05(2).

Sec. 2-134. - Oath of office.

Upon appointment, each member of the code enforcement board shall, before entering upon discharge of his duties of office, take an oath of office.

(Ord. No. 93-6, § 4, 12-7-93)

Sec. 2-135. - Organization.

(a) The members of the code enforcement board shall elect a chairman from among its members, who shall be a voting member.

(b) The presence of four or more members shall constitute a quorum. A simple majority vote of members present and voting is required for official action by the code enforcement board.

(c) Board members shall serve without compensation but may be reimbursed for such travel, mileage, and per diem expenses as may be authorized by the city commission or as otherwise provided by law.

(Ord. No. 93-6, § 5 A., 12-7-93)

State Law reference— Similar provisions, F.S. § 162.05(4).

Sec. 2-136. - Powers.

The code enforcement board shall have the power to:

(1) Adopt rules for the conduct of its hearings.

(2) Subpoena alleged violators and witnesses to its hearings. Subpoenas may be served by the police department or by other individuals authorized to serve process.

(3) Subpoena evidence to a hearing.

(4) Take testimony under oath.

(5) Issue orders having the force of law commanding whatever steps are necessary to bring a violation into compliance.

(Ord. No. 93-6, § 6, 12-7-93)

State Law reference— Similar provisions, F.S. § 162.08.

Sec. 2-137. - Special magistrate.

In addition to the code enforcement board established hereunder, all code enforcement violations, at the option of the city attorney, may be prosecuted before a special magistrate, appointed by the city commission. The special magistrate shall serve in addition to the code enforcement board, and shall be vested with all of the duties, authorities and obligations imposed upon the code enforcement board herein.

(Ord. No. 05-24, § 2, 11-15-05; Ord. No. 07-03, § 1, 5-15-07)

Secs. 2-138—2-160. - Reserved.

DIVISION 3. - ENFORCEMENT PROCEDURE

Footnotes:
*--- (**5**) ---*
***State Law reference—** Enforcement procedure, F.S. § 165.07.*

Sec. 2-161. - Hearings.

(a) The code enforcement board shall adopt rules for governing the conduct of its affairs not inconsistent with the provisions of this section.

(b) The chairman may call hearings of the code enforcement board. Hearings may also be called by written notice signed by at least three members of the code enforcement board. The code enforcement board may, at any properly noticed hearing, set a future hearing date.

(c) Minutes shall be kept of all hearings, specifically including the vote of each member upon each question, by the code enforcement board. All hearings and proceedings shall be open to the public. All testimony shall be under oath and mechanically recorded.

(d)

The city shall provide a hearing room and such clerical and administrative personnel as may be reasonably required by the code enforcement board for the proper performance of its duties.

(e) Each case before the code enforcement board shall be presented by one or more code inspectors who are charged with the responsibility for inspection and/or enforcement of the specific code section alleged to have been violated.

(f) The code enforcement board shall proceed to hear the cases on the agenda for that day; however, the code enforcement board may, in its discretion, continue any case until the next agenda upon a showing of good cause at the time of or prior to the scheduled hearing. The code enforcement board shall take the testimony from the code inspector, the alleged violator, and any other witnesses. Both sides shall have a right to give testimony, present witnesses and to cross examine adverse witnesses, in person or through their attorney. Formal rules of evidence shall not apply, but fundamental due process shall be observed and shall govern the proceedings.

(g) After conclusion of the hearing, the code enforcement board shall issue findings of fact based upon the evidence or record, and conclusions of law. The board shall issue an order affording the proper relief consistent with the powers granted in this division. The finding shall be by motion approved by a majority of those present and voting, except that at least four of those members of the code enforcement board must vote for the action to be official. The order may include a notice that it must be complied with by a specified date and that a fine may be imposed and, under the conditions specified in section 2-164, the cost of repairs may be included along with the fine, if the order is not complied with by that date. A certified copy of such order may be recorded in the public records of the county and shall constitute notice to any subsequent purchasers, successors in interest or assigns if the violation concerns real property; and the findings in the order shall be binding upon the violator and, if the violation concerns real property, any subsequent purchasers, successors in interest or assigns. If an order is recorded in the public records pursuant to this subsection and the order is complied with by the date specified in the order, the code enforcement board shall issue an order acknowledging compliance that shall be recorded in the public records. A hearing is not required for the issuance of an order acknowledging compliance.

(h) All hearings and deliberations before the code enforcement board shall be open to the public.

(Ord. No. 93-6, § 5 B., 12-7-93)

State Law reference— Similar provisions, F.S. § 162.07.

Sec. 2-162. - Legal counsel to the code enforcement board.

The city attorney shall provide legal counsel to the code enforcement board. The city manager is

authorized to retain legal counsel to serve as prosecutor for those cases deemed appropriate.

(Ord. No. 93-6, § 5 C., 12-7-93)

Sec. 2-163. - Enforcement procedure.

(a) It shall be the duty of the code inspectors to initiate enforcement proceedings of the city's Code of Ordinances. No member of the code enforcement board shall have the power to initiate such enforcement proceedings.

(b) Except as provided in subsections (c) and (d) of this section, if a violation of the Code of Ordinances is found, except in the case of a repeat violation, the code inspector shall notify the violator and give him a reasonable time to correct the violation.

(c) Should the violation continue beyond the time specified for correction, the code inspector shall notify the code enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing, and written notice of such hearing shall be hand delivered or mailed as provided in section 2-161 to the violator. At the option of the code enforcement board, notice may additionally be served by publication or posting as provided in section 2-161. If the violation is corrected 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 code enforcement board even if the violation has been corrected prior to the hearing; and the notice shall so state. The notice shall also state that if the alleged violator fails to appear, that the hearing will take place in his absence.

(d) If an alleged repeat violation is found, the code inspector shall notify the violator of same, but is not required to give the violator a reasonable time to correct the violation. The code inspector, upon notifying the violator of a repeat violation, shall notify the code enforcement board and request a hearing. The code enforcement board, through its clerical staff, shall schedule a hearing and shall provide notice pursuant to section 2-161. The case may be presented to the code enforcement board even if the repeat violation has been corrected prior to the board hearing, and the notice shall so state. If the alleged violator has been properly noticed and fails to appear before the code enforcement board, the code enforcement board may proceed with the hearing.

(e) If the code inspector has reason to believe that a violation presents a serious threat to the public health, safety or welfare, or if the violation is irreparable or irreversible in nature, the code inspector shall make a reasonable effort to notify the alleged violator of the violation and of the hearing and may immediately notify the code enforcement board and request a hearing. The code enforcement board shall conduct a hearing to determine if a violation exists and may enter appropriate orders.

(Ord. No. 93-6, § 7, 12-7-93)

State Law reference— Similar provisions, F.S. § 162.07.

Sec. 2-164. - Administrative fines; costs of repair; liens.

(a) The code enforcement board, upon notification by the code inspector that an order of the code enforcement board has not been complied with by the set time or, upon finding that a repeat violation has been committed, may order the violator to pay a fine in an amount specified in this section for each day the violation continues past the date set by the code enforcement board for compliance or, in the case of a repeat violation, for each day the repeat violation continues, beginning with the date the repeat violation is found to have occurred by the code inspector. In addition, if the violation is a violation described in section 2-163(d), the code enforcement board shall notify the city commission, which may make all reasonable repairs required to bring the property into compliance and charge the violator with the reasonable cost of the repairs along with the fine imposed pursuant to this section. If a finding of a violation or a repeat violation has been made as provided in this section, a hearing shall not be necessary for issuance of the order imposing the fine. If after due notice and hearing the code enforcement board finds a violation to be irreparable or irreversible in nature, it may order the violator to pay a fine as specified in subsection (b) of this section.

(b) A fine imposed pursuant to this section shall not exceed $250.00 per day for a first violation and shall not exceed $500.00 per day for a repeat violation, and, in addition, may include all costs of repairs pursuant to subsection (a). However, if the code enforcement board finds the violation to be irreparable or irreversible in nature, it may impose a fine not to exceed $5,000.00 per violation.

(Ord. No. 93-6, § 8 A., 12-7-93)

State Law reference— Similar provisions, F.S. § 162.09(2)(a).

Sec. 2-165. - Factors determining amount of fine.

In determining the amount of fine authorized by section 2-164, if any, the code enforcement board shall consider the following factors:

(1) The gravity of the violation;

(2) Any actions taken by the violator to correct the violation; and

(3) Any previous violations committed by the violator.

(Ord. No. 93-6, § 8 B., 12-7-93)

State Law reference— Similar provisions, F.S. § 162.09(2)(b).

Sec. 2-166. - Reduction, elimination of fine.

The code enforcement board may reduce or eliminate a fine imposed by it pursuant to section 2-164. The request to reduce or eliminate a fine shall be made within 60 days of correcting the violation for which the fine was assessed. If the violator fails to appear before the code enforcement board because he did not receive actual notice of the hearing on his violation, and so long as the lack of actual notice was not the result of the violator's own act or omission, the code enforcement board may consider a request to reduce or eliminate a fine notwithstanding the request is untimely made.

(Ord. No. 93-6, § 8 C., 12-7-93)

Sec. 2-167. - Fine constitutes lien.

A certified copy of an order imposing a fine shall be recorded in the public records of the county and thereafter shall constitute a lien against the land on which the violation exists and upon any other real or personal property owned by the violator. Upon petition to the circuit court, such order may be enforced in the same manner as a court judgment by the sheriffs of this state, including levy against the personal property; but such order shall not be deemed to be a court judgment except for enforcement purposes. A fine imposed pursuant to this division shall continue to accrue until the violator comes into compliance or until judgment is rendered in a suit to foreclose on a lien filed pursuant to this division, whichever first occurs. A lien arising from a fine imposed pursuant to this division runs in favor of the city commission, and the city commission may execute a satisfaction or release of lien entered pursuant to this section. Upon filing and recording of such a lien, the lien shall be and constitute a lien superior in dignity to all other liens and encumbrances of whatever kind and character save and except ad valorem taxes levied and assessed by the city, county or state, and shall remain a lien against each such real or personal property owned by the violator until paid.

After three months from the filing of any such lien remaining unpaid, the code enforcement board may authorize the city attorney to foreclose on the lien. No lien created pursuant to the provisions of this section may be foreclosed on real property which is homestead under Fla. Const., art. X, § 4.

(Ord. No. 93-6, § 8, 12-7-93; Ord. No. 09-01, § 1, 3-17-09)

State Law reference— Similar provisions, F.S. § 162.09(3).

Sec. 2-168. - Duration of lien.

No lien provided under section 2-167 shall continue for a period longer than 20 years after the

certified copy of an order imposing a fine has been recorded unless within that time an action to foreclose on the lien is commenced in a court of competent jurisdiction. In an action to foreclose on a lien, the prevailing party is entitled to recover all costs, including a reasonable attorney's fee, that it incurs in the foreclosure. The city commission shall be entitled to collect all costs incurred in recording and satisfying a valid lien. The continuation of the lien effected by the commencement of the action shall not be good against creditors or subsequent purchasers for valuable consideration without notice unless a notice of lis pendens is recorded.

State Law reference— Similar provisions, F.S. § 162.10.

Sec. 2-169. - Appeal.

An aggrieved party, including the city commission, may appeal a final administrative order of the code enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the code enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

(Ord. No. 93-6, § 9, 12-7-93)

State Law reference— Similar provisions, F.S. § 162.11.

Sec. 2-170. - Notices.

(a) All notices required pursuant to this article shall be provided to the alleged violator by certified mail, return receipt requested; by hand delivery by a law enforcement officer or code inspector; or by leaving the notice at the alleged violator's usual place of residence with any person residing there who is above 15 years of age and informing such person of the contents of the notice.

(b) In addition to providing notices as set forth in subsection (a) of this section, at the option of the code enforcement board, notice may also be served by publication as follows:

(1) Such notice shall be published once during each week for four consecutive weeks (four publications being sufficient) in a newspaper of general circulation in the county. The newspaper shall meet such requirements as are prescribed under F.S. ch. 50 for legal and official advertisements. Proof of publication shall be made as provided in F.S. §§ 50.041 and 50.051.

(2) In lieu of publication as described in subsection (b)(1) of this subsection, such notice may be posted for at least ten days in at least two locations, one of which shall be the property upon which the violation is alleged to exist and the other of which shall be at city hall. Proof of posting shall be by affidavit of the person posting the notice, which affidavit shall

include a copy of the notice posted and the date and places of its posting.

(c) Notice of publication may run concurrently with or may follow an attempt or attempts to provide notice by hand delivery or by mail. Evidence that an attempt has been made to hand deliver or mail notice in compliance with this section, together with proof of publication as required in this subsection, shall be sufficient to show that notice requirements of this division have been met without regard to whether or not the alleged violator actually received such notice.

(Ord. No. 93-6, § 10, 12-7-93)

State Law reference— Similar provisions, F.S. § 162.12.

DIVISION 4. - MAINTENANCE OF FORECLOSING RESIDENTIAL AND COMMERCIAL PROPERTIES

Sec. 2-171. - Purpose.

It is the intent of this division to protect and preserve public safety, security, and quiet enjoyment of occupants, abutters, and neighborhoods by:

(i) Requiring all property owners, including lenders, trustees, and service companies with an equity interest, to properly maintain foreclosing properties;

(ii) Regulating the maintenance of foreclosing residential and commercial properties to prevent residential and commercial structures and accessory improvements from becoming improperly maintained and blighted.

(Ord. No. 08-16, § 1, 12-6-08)

Sec. 2-172. - Definitions.

For the purpose of this division, the following definitions shall apply unless the context clearly indicates and requires a different meaning.

City. The City of Treasure Island, Florida.

City manager. The City Manager of the City of Treasure Island or other person(s) designated by the city manager to carry out the enumerated responsibilities of the city manager in this division.

Days. Consecutive calendar days.

Foreclosing. The process by which a property, placed as security for a real estate loan, is prepared for sale to satisfy the debt if the borrower defaults.

Initiation of the foreclosure process. Taking any of the following actions:

(i) Taking possession of a residential or commercial property;

(ii) Delivering the mortgagee's notice of intention to foreclose to the borrower; or

(iii) Commencing a foreclosure action on a property in Pinellas County Circuit or County Court.

Local. Within 20 driving miles distance of the property in question.

Mortgagee. The creditor, including, but not limited to, service companies, lenders in a mortgage agreement and any agent, servant, or employee of the mortgagee, or any successor in interest and/or assignee of the mortgagee's rights, interests or obligations under the mortgage agreement.

Owner. Every person, entity, service company, property manager or real estate broker, who alone or severally with others:

(1) Has legal or equitable title to any dwelling, dwelling unit, commercial property or structure, or parcel of land, vacant or otherwise; or

(2) Has care, charge or control of any dwelling, dwelling unit, commercial property or structure, or parcel of land, vacant or otherwise, in any capacity including, but not limited to, agent, executor, executrix, administrator, administratix, trustee or guardian of the estate of the holder of legal title; or

(3) Is a mortgagee in possession of any such property; or

(4) Is an agent, trustee or other person appointed by the courts and vested with possession or control of any such property; or

(5) Is an officer or trustee of the association of unit owners of a condominium, or any similar association of property owners. Each such person is bound to comply with the provisions of these minimum standards as if he were the owner. However, this division shall not apply to either condominium association created pursuant to F.S. ch. 718; a cooperative association created pursuant to F.S. ch. 719; or a homeowner's association created pursuant to F.S. ch. 720, to the extent that such association forecloses on or initiates the foreclosure process for unpaid assessments due or owing to the association. Owner also means every person who operates a rooming house; or

(6) Is a trustee who holds, owns or controls mortgage loans for mortgage backed securities transactions and has initiated the foreclosure process.

Property. Any real, residential or commercial property, or portion thereof located in the city, including building or structures situated on the property. For purposes of this division only, property does not include property owned or subject to the control of the city or any of its governmental bodies.

Residential property. Any property that contains one or more dwelling units used, intended, or

designed to be occupied for living purposes.

Commercial property. Any property that contains one or more buildings, structures, or units used, intended, or designed to be used for commercial purposes including not-for-profit activities and uses.

Securing. Measures that assist in making the property inaccessible to unauthorized persons.

(Ord. No. 08-16, § 1, 12-6-08)

Sec. 2-173. - Registration of foreclosing residential or commercial properties; duty to provide written notice of mortgage foreclosure.

(a) All owners shall register foreclosing residential or commercial properties with the Treasure Island Police Department on forms provided by the city manager and pay a fee as set by the city commission in appendix A. All registrations must state the individual owner's or agent's phone number and mailing address located within the state. The mailing address may be a post office box but must also include the street address location of the owner's or agent place of business. This registration must also certify that the property was inspected and identify whether the property is vacant at the time of filing. If the property is vacant, the owner and/or registrant must designate and retain a local individual or property management company responsible for the security and maintenance of the property. This designation must state the individual or company's name, phone number, and local mailing address. The mailing address may be a post office box but must also include the street address location of the individual or company. If the property is in the process of foreclosure, then the registration must be received within seven days of the initiation of the foreclosure process as defined in section 2-172 herein. If the city manager determines that the property is vacant and that foreclosure proceedings have not been initiated, the registration must be received within 14 days of the city's first citation for improper maintenance.

(b) All property registrations are valid for one calendar year. An annual registration fee, as set by the city commission in appendix A, must accompany the registration form. Subsequent annual registrations and fees are due within 30 days of the expiration of the previous registration and must certify whether the foreclosing and/or foreclosed property remains vacant or not.

(c) Once the property is no longer vacant or is sold, the owner must provide proof of sale or written notice and proof of occupancy to the Treasure Island Police Department.

(Ord. No. 08-16, § 1, 12-6-09; Ord. No. 21-18, § 2, 9-20-21)

Sec. 2-174. - Maintenance requirements.

(a) Properties subject to this division must be maintained in accordance with the relevant

property maintenance, codes, building codes, and local regulations concerning external and/or visible maintenance. The owner, local individual or local property management company shall inspect and maintain the property on at least a monthly basis for the duration of the vacancy.

(b) The property must contain a posting with the name and 24-hour contact phone number of the local individual or property management company responsible for the maintenance. This posting must be affixed to the front door of the property.

(c) Adherence to this division does not relieve the owner of any applicable obligations set forth elsewhere in the Treasure Island Code of Ordinances or within any covenant conditions and restrictions and/or homeowner's association rules and regulations.

(Ord. No. 08-16, § 1, 12-6-08)

Sec. 2-175. - Inspections.

The Treasure Island Police Department in conjunction with the Treasure Island Community Improvement Department shall have the authority and the duty to inspect properties subject to this division for compliance and to issue citations for any violations. They shall have the discretion to determine when and how such inspections are to be made, provided that its policies are reasonably calculated to ensure that this division is enforced.

(Ord. No. 08-16, § 1, 12-6-08)

Sec. 2-176. - Enforcement

and penalties.

Violations of this division may be cited, reported and considered by the code enforcement board pursuant to the provisions of chapter 2, article III, Treasure Island Code of Ordinances or by any other available means as determined by the city. Each day a violation continues shall be considered a separate offense.

(Ord. No. 08-16, § 1, 12-6-08)

Sec. 2-177. - Appeal.

Any person aggrieved by the requirements of this ordinance may seek an administrative appeal to the city manager. Any person aggrieved by a final decision issued under this division by the city, may seek relief in any court of competent jurisdiction as provided by the laws of the state.

(Ord. No. 08-16, § 1, 12-6-08)

Secs. 2-178—2-200. - Reserved.