**CODE ENFORCEMENT BOARD REGULAR MEETING**
**WEDNESDAY, AUGUST 19, 2026 – 11:00 AM**
**10451 GULF BOULEVARD TREASURE ISLAND, FL 33706**

**MEETING NOTICE AND AGENDA**

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**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

**III. CELL PHONE ANNOUNCMENT**

**IV. APPROVAL OF MINUTES**

**V. ADMINISTRATION OF WITNESS OATH**

**VI. EXPLANATION OF HEARING PROCEDURES**

**VII. EXPARTE` COMMUNICATION DISCLOSURE**

**VIII. OLD BUSINESS**

VIII.1 DPROP-006904-2026
124 86TH AVE TREASURE ISLAND FL 33706
FRED STANLEY EST
1. AGENDA COVER PAGE.pdf
2. NOTICE OF HEARING STATUS UPDATE.pdf
3. FINAL ORDERS.pdf
4. AFFIDAVIT OF NON COMPLIANCE.pdf
5. PROGRESS PHOTOS.pdf
6. CORRESPONDENCE W PROP OWNER POA.pdf
7. POWERPOINT PRESENTATION.pdf

VIII.2 FLOOD-005707-2025
11280 4th Street E
Anthony Spadorcia & Tammy Duggan
1. Signed Orders.pdf
2. Electrical Inspection Email.pdf
3. NOH status hearing 2 FLOOD-005707-2025 (11280 4TH ST TREASURE ISLAND, FL 33706).pdf
4. Affidavit of Service NOH Status 2 FLOOD-005707-2025 (11280 4TH ST

TREASURE ISLAND, FL 33706).pdf
5. Affidavit of Non-Compliance FLOOD-005707-2025 (11280 4TH ST TREASURE ISLAND, FL 33706).pdf
6. NOH posting photos 8.7.26.pdf
7. CM NOH Status 2 11280 4th.pdf
8. Permit Search.pdf
9. Email Correspondence.pdf
10. Proof of PO PCPAO.pdf
11. Proof of PO Tax Appraiser.pdf
Code Enforcement Board 11280 4th St status hearing 2.pptx

VIII.3 LANDSCAPE-006641-2025
KATHLEEN FORD EILEEN MCGRATH CLARK
115 //TH AVE TREASURE ISLAND FL 33706
1. AGENDA COVER PAGE.pdf
2. NOH STATUS UPDATE COMPLETE PACKET.pdf
3. FINAL ORDERS.pdf
4. PROGRESS PHOTOS.pdf
5. POWERPOINT CEB PRESENTATION.pdf

VIII.4 CODE-005750-2025
10215 TARPON DR
CC HOMES - DYAMI MYERS TAYLOR
NOH PDF.pdf

VIII.5 CEB Draft Rules
Draft Rules of the CEB.pdf

## IX. NEW BUSINESS

IX.1 PROPMAINT-006928-2026
11100 1st Street E, Treasure Island, FL
Nicole Ingalls
1. Evidentiary Fact Sheet.pdf
2. Complaint.pdf
3. Courtesy Notice 11100 1st St.pdf
4. Courtesy Notice photos 4.15.26.pdf
5. NOV 11100 1st St E.pdf
6. AOS NOV 11100 1st St.pdf
7. Notice of Violation photos 5.26.pdf
8. CM NOV 11100 1st St.pdf
9. Notice of Hearing PROPMAINT-006928-2026 (11100 1ST ST TREASURE ISLAND, FL 33706).pdf
10. AOS NOH 11100 1st St.pdf
11. Notice of Hearing photos 8.5.26.pdf
12. CM NOH 11100 1st St.pdf
13. Ceritifed Mail tracking.pdf
14. PCPAO Proof of PO.pdf
15. Tax Collector Proof of PO.pdf
Code Enforcement Board PROPMAINT-006928-2026.pptx

IX.2 SWO-007173-2026
172 107th Avenue, Treasure Island, FL 33706
JON M ROWLAND TRE & ROWLAND FAMILY REV TRUST
1. Evidentiary Fact Sheet.pdf
2. SWO posting photos 7.16.26.pdf
3. NOV.NOH SWO-007173-2026 (172 107TH AVE TREASURE ISLAND, FL 33706).pdf
4. Affidavit of Service NOV.NOH SWO-007173-2026 (172 107TH AVE TREASURE ISLAND, FL 33706).pdf
5. NOV.NOH SWO-007173-2026 posting photos.pdf
6. Certified Mail 172 107th.pdf
7. Email Correspondence.pdf
8. Proof of PO PCPAO.pdf
9. Proof of PO Tax Collector.pdf
Code Enforcement Board SWO-007173-2026.pptx

IX.3 FLOOD-00719-2026 - SWO-007123-2026 - MARCOS DIAZ
10216 PARADISE BLVD. TREASURE ISLAND FL 33706

0. AGENDA COVER PAGE.pdf
1. EVIDENTIARY FACT SHEET.pdf
2. UNKNOWN STATUS LETTER.pdf
3. COURTESY NOTICE LANDSCAPING.pdf
4. COURTESY NOTICE V.2 LANDSCAPING.pdf
5. NOTICE OF VIOLATION 66-104.1.pdf
6. NOTICE OF HEARING.pdf
7. POWERPOINT PRESENTATION.pdf

IX.4 Short Term Rentals
Short Term Rentals.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.**
**VIII.1**

# Item Cover Page

**CODE ENFORCEMENT BOARD AGENDA ITEM REPORT**

**DATE:** August 19, 2026

**SUBMITTED BY:** Pamela Nash, Community Development

**ITEM TYPE:** CEB Exhibit

**AGENDA SECTION:** OLD BUSINESS

**SUBJECT:** DPROP-006904-2026
124 86TH AVE TREASURE ISLAND FL 33706
FRED STANLEY EST

**BACKGROUND:**

**POLICY/PURPOSE:**

**STRATEGIC PLAN RELEVANCE:**

**ANALYSIS/DISCUSSION:**

**FUNDING:**

**MOTION:**

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**ATTACHMENTS:**
1. AGENDA COVER PAGE.pdf
2. NOTICE OF HEARING STATUS UPDATE.pdf
3. FINAL ORDERS.pdf
4. AFFIDAVIT OF NON COMPLIANCE.pdf
5. PROGRESS PHOTOS.pdf
6. CORRESPONDENCE W PROP OWNER POA.pdf
7. POWERPOINT PRESENTATION.pdf

# CODE BOARD MEETING

# CITY OF TREASURE ISLAND

# COMMISSION CHAMBERS

**Agenda Report**

**Agenda Title Name: DPROP-006904-2026 – FRED STANLEY EST – 124 86TH AVE**

**Action Request: STATUS, FINE & CERTIFICATION OF LIEN**

**Strategic Objective: REVIEW PRESENTED AGENDA PACKET**

**Date: AUGUST 19, 2026**

**Prepared By: PAMELA NASH - CODE COMPLIANCE INSPECTOR**

**Through**: James Dixon, Code Enforcement Supervisor

**Summary of Issue: FINAL STATUS UPDATE ON COMPLIANCE FOR CERTIFICATION OF LIEN**

**Attachments:**

1. **NOTICE OF HEARING**
2. **2. FINAL ORDERS**
3. **AFFIDAVIT OF NON-COMPLIANCE**
6. **INSPECTION PHOTOS**
7. **EMAIL CORRESPONDENCE/STATUS UPDATE FROM PROPERTY OWNER'S POA**

# 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. DPROP-006904-2026**

**Notice Of Hearing**
**Status , Fine & Certification of Lien**

August 6, 2026

**VIA First Class Mail and Certified Mail Return Receipt Requested**

Fred Stanley EST
124 86th AVE
Treasure Island FL 33706

Wendy Stanley Monroe
304 Southglen Dr.
Cary, NC 27518

**RE: City of Treasure Island v Fred Stanley EST**

Dear Fred Stanley EST ,

On July 20, 2026, The City of Treasure Island Municipal Code Enforcement Board issued an order in the above referenced case.

You are hereby notified and ordered to appear at a public hearing of the Codee Enforcement Board of Treasure Island FL. On August 19, 2026 at 11:00 AM at City Hall 10451 Gulf BLVD Treasure Island FL 33706 in Commission Chambers 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 August 9, 2026 to:**

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # DPROP-006904-2026

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

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 whether or not your property is in compliance and may impose a fine and certify a lien up to $250 a 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) 547-4575, Ext. 286.

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.

## Parcel Summary (as of 07-Aug-2026)

Parcel Number
**25-31-15-38412-000-0141**

Owner Name
STANLEY, FRED EST

Property Use
0090 Vacant Residential Land w/XFSB

Site Address
124 86TH AVE
TREASURE ISLAND, FL 33706

Mailing Address
124 86TH AVE
TREASURE ISLAND, FL 33706-3302

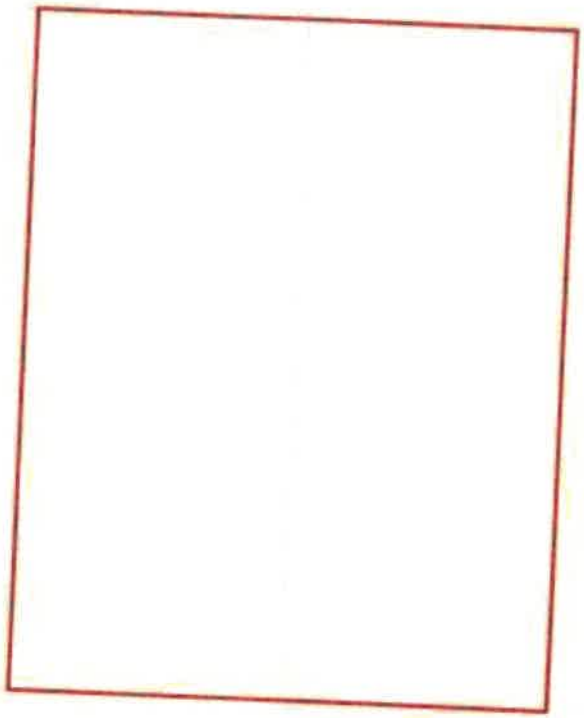
Legal Description
HERRON'S SUB NO. 6 W 20 FT OF LOT 13 & E 20FT OF LOT 14

Current Tax District
TREASURE ISLAND (TI)

Year Built

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| | | | 0 |

## Parcel Map



## 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 |
|---|---|---|---|---|---|---|---|
| 15916/0062 | $290,600 | 279.01 | A | Current FEMA Maps | Check for EC | Zoning Map | 21/26 |

## 2026 Preliminary Values

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|
| 2026 | $247,758 | $247,758 | $247,758 | $247,758 | $247,758 |

## 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 |
|---|---|---|---|---|---|---|
| 2025 | N | $258,477 | $258,477 | $258,477 | $258,477 | $258,477 |
| 2024 | N | $396,049 | $325,948 | $325,948 | $396,049 | $325,948 |
| 2023 | N | $397,725 | $296,316 | $296,316 | $397,725 | $296,316 |
| 2022 | N | $288,850 | $288,850 | $288,850 | $288,850 | $288,850 |
| 2021 | Y | $260,794 | $116,949 | $66,949 | $91,949 | $66,949 |

## 2025 REAL ESTATE TAX

**Adam Ross, Pinellas County Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

| If Postmarked By | Nov 30, 2025 |
|---|---|
| Pay this Amount | $4106.70 |

| ACCOUNT NUMBER | ESCROW CODE | MILLAGE CODE |
|---|---|---|
| R275345 | * CL-0012322 | TI |

* ROCKET - LSAMS

STANLEY, FRED EST
124 86TH AVE
TREASURE ISLAND, FL 33706-3302

PARCEL NO.: 25/31/15/38412/000/0141
SITE ADDRESS: 124 86TH AVE, TREASURE ISLAND
PLAT: 21 PAGE: 26
LEGAL:
HERRON'S SUB NO. 6
W 20 FT OF LOT 13 & E 20FT
OF LOT 14

### AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION | TAXABLE VALUE | TAXES LEVIED |
|---|---|---|---|---|---|
| GENERAL FUND | 4.5423 | 258,477 | 0 | 258,477 | 1,174.08 |
| HEALTH DEPARTMENT | 0.0713 | 258,477 | 0 | 258,477 | 18.43 |
| EMS | 0.8050 | 258,477 | 0 | 258,477 | 208.07 |
| SCHOOL-STATE LAW | 3.0450 | 258,477 | 0 | 258,477 | 787.06 |
| SCHOOL-LOCAL BD. | 3.2480 | 258,477 | 0 | 258,477 | 839.53 |
| TREASURE ISLAND | 3.8129 | 258,477 | 0 | 258,477 | 985.55 |
| SW FLA WTR MGMT. | 0.1831 | 258,477 | 0 | 258,477 | 47.33 |
| PINELLAS COUNTY PLN.CNCL. | 0.0175 | 258,477 | 0 | 258,477 | 4.52 |
| JUVENILE WELFARE BOARD | 0.8250 | 258,477 | 0 | 258,477 | 213.24 |

TOTAL MILLAGE 16.5501 — GROSS AD VALOREM TAXES $4,277.81

### NON-AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY | AMOUNT |
|---|---|

GROSS NON-AD VALOREM ASSESSMENTS $0.00

TAXES BECOME DELINQUENT APRIL 1ST — COMBINED GROSS TAXES AND ASSESSMENTS $4,277.81

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

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## 2025 REAL ESTATE TAX

**Adam Ross, Pinellas County Tax Collector**
Pay in U.S. funds to **Pinellas County Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

| If Postmarked By | Nov 30, 2025 |
|---|---|
| Pay this Amount | $4106.70 |

| ACCOUNT NUMBER | ESCROW CODE | MILLAGE CODE |
|---|---|---|
| R275345 | * CL-0012322 | TI |

* ROCKET - LSAMS

STANLEY, FRED EST
124 86TH AVE
TREASURE ISLAND, FL 33706-3302

PARCEL NO.: 25/31/15/38412/000/0141
SITE ADDRESS: 124 86TH AVE, TREASURE ISLAND
PLAT: 21 PAGE: 26
LEGAL:
HERRON'S SUB NO. 6
W 20 FT OF LOT 13 & E 20FT
OF LOT 14


Duplicate N/A 08/07/2026
Paid 11/26/2025 Receipt # 0-25-TAX-052389 $4,106.70

# 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 #
**DPROP-006904-2026**

I hereby certify that a copy of the **Notice of Hearing Status Update** was served on August 6,2026, by Pamela Nash via:

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

Fred Stanley C/O Wendy Stanley Monroe 304 Southglen DR Cary NV 27518 VIA USPS and CERTIFIED MAILNUMBER: 9214 8902 9562 6590 1621 5144 30 (Receipt Attached)

x Posting on the property at: 124 86th AVE 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

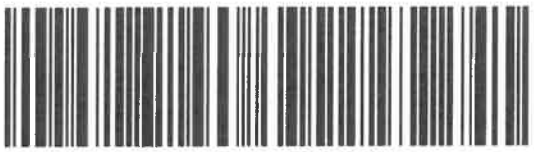
State of Florida )
) ss
County of Pinellas )

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 6TH[TH] day of August 6, 2026 , by PAMELA NASH who is personally known to me.

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

_____
Notary Public

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1621 5144 30

FRED STANLEY C/O WENDY STANLEY MONROE
304 sOUTHGLEN dr
cARY NC 27518

**DPROP-006904-2026**

# City of Treasure Island, Florida

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


Code Enforcement Board
City of Treasure Island, FL
Case No. BLDGPROP-006904-2026

City of Treasure Island, Florida,

Petitioner,

v.

Fred Stanley EST,

Respondent.
_____/

**ORDER**

The City of Treasure Island Municipal Code Enforcement Board, in accordance with chapter 162, Florida Statutes and 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 July 15, 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 Respondents, Fred Stanley EST, is the owner of the subject property located at 124 86th Ave., Treasure Island, FL 33706, and the owner did not appear in person to the Code Enforcement Board on July 15, 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 Chapter 162, Florida Statutes, and 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 received and reviewed. 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: Unhealthy accumulations of trash, debris, rubble, building materials and excessive growth of weeds and other vegetation. Dead vegetation, grass and weeds in street. These violations were first observed by the City on April 1, 2026.

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 April 24, 2026. A Notice of Hearing was mailed First Class and Certified First Class and posted on the property and at City Hall on June 22, 2026.

**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 and 68-495. The Respondent is found to be a first-time violator of Section 18-37 and 68-495.

# City of Treasure Island, Florida

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


ORDER

It is, therefore, ordered and adjudged that the Respondent shall come into compliance with the City Code by August 14, 2026, by completing the following on the subject property:

1. Remove all trash, debris, rubble building materials and excessive growth of weeds and other vegetation.
2. Remove shed from property
3. Remove all dead vegetation grass and weeds in street

Upon completion of items listed, Respondent is ordered to contact the City for a reinspection of the subject property to confirm that compliance with this Order has been reached. In accordance with section 162.11, Florida Statutes, an aggrieved party, including the City, may appeal this Order 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 thirty (30) days of the execution of this Order to be appealed.

DONE AND ORDERED on this 20th day of July 2026, by Donald M. Snemis, the Chairman of the Treasure Island Code Enforcement Board.

Donald M. Snemis, Chair
Code Enforcement Board

# City of Treasure Island, Florida

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


Check one: _____ Affidavit of Compliance

____X__ Affidavit of Non-Compliance

Case #- **DPROP-006904-2026**

Name of Respondents:

Fred Stanley EST
124 86th AVE
Treasure Island FL 33706

Wendy Stanley Monroe
304 Southglen Dr.
Cary, NC 27518

RE: City of Treasure Island v. Fred Stanley EST

I, Pamela Nash, Code Compliance Inspector for the City of Treasure Island, have verified the property at 124 86th AVE Treasure Island, FL 33706, ("Property"), in the above referenced case was inspected on August 6, 2026 and is not in compliance with the Order To Comply dated July 20, 2026, based on the attached information.

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, this 6th day of August, 2026, by Pamela Nash who is personally known to

NOTARY SEAL

JESSE CHARLES MILLER
Notary Public - State of Florida
Commission # HH 737716
My Comm. Expires Nov 3, 2029
Bonded through National Notary Assn.

_____
Notary Public


Jun 22, 2026 at 10:06:09 AM
120 86th Ave
Treasure Island, FL 33706
United States
Index number:2745


86th Ave, Pinellas County
Index number 3396

Outlook

**Re: BLDGPROP-006904-2026 Re: 124 86th Ave, Treasure Island, Fred Stanley**

**From** wendy stanley <onepinktoe@gmail.com>
**Date** Thu 08/06/2026 10:48 AM
**To** Nash, Pamela <pnash@mytreasureisland.org>

**This Message Is From an Untrusted Sender**
You have not previously corresponded with this sender.

Hi Pamela,

I am trying to arrange to come back down there as soon as possible but between work and having 2 kids out of school for the summer and getting one off to college in a week I have not been able to get down there yet. I had thought that they might give three months or so to get this done.

I am also working remotely to try to get some quotes to remove shed as well but I have not yet found someone but will continue to put time in this.

Is there any possibility of getting an extension for this? I am under water with things but this is a priority and will not go unfinished forever. We too, want it cleaned up as much as possible so we can move forward with what to do with property.

I appreciate the reminder and your help with this!

Also, you guys had said when I was down there that you could give me the name of the contact regarding the water department (maybe?) Regarding unpaid water or runoff or what they had put a lien on the property for. Would you be able to pass on that information as well?

Thanks,

Wendy Monroe
919.900.0773

On Thu, Aug 6, 2026, 10:18 AM Nash, Pamela <pnash@mytreasureisland.org> wrote:

> Hi Wendy,
>
> I hope all is well with you. I did an inspection of the property @124 86th and I didn't note any progress on the clean-up beyond what you initially did over the 4th of July weekend. I must report back to the Code Board that no progress has been made in the following days. Once the lien is recorded the property will incur a $250 fine each day until compliance is met.

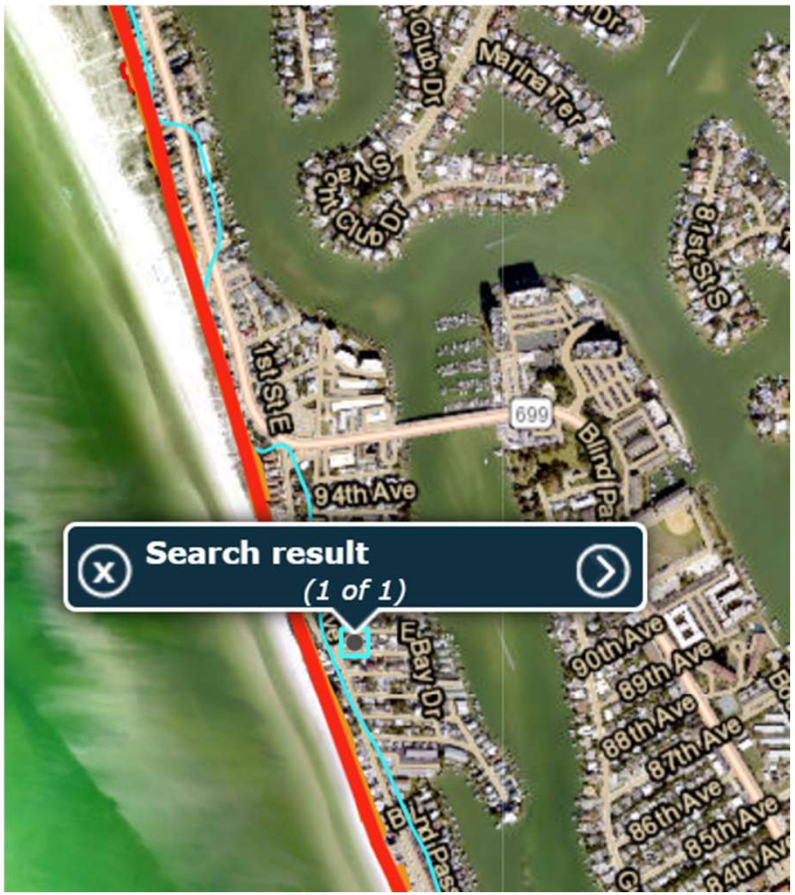
# Code Enforcement Board

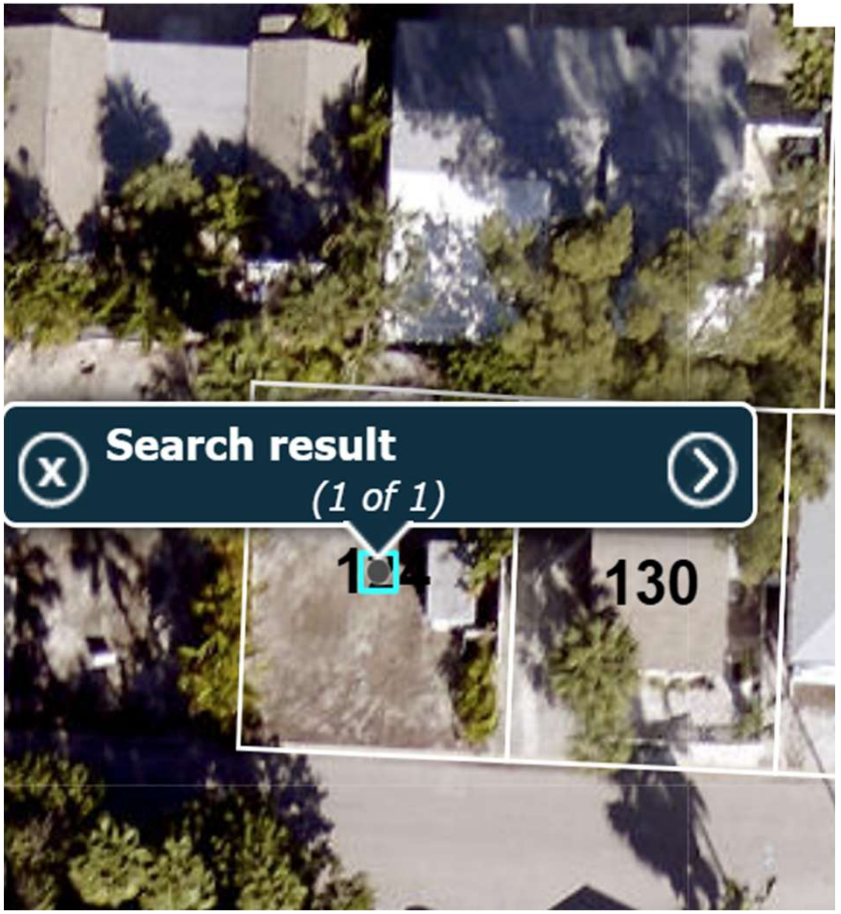
CEB# DPROP-006904-2026

Status. Fine and Certification of Lien

124 86th AVE., TREASURE ISLAND, FL 33706

# Zoning Map


Search result
(1 of 1)
94th Ave
699
1st St E
Club Dr
Marina Ter
81st St S
E Bay Dr
90th Ave
89th Ave
88th Ave
87th Ave
86th Ave
85th Ave

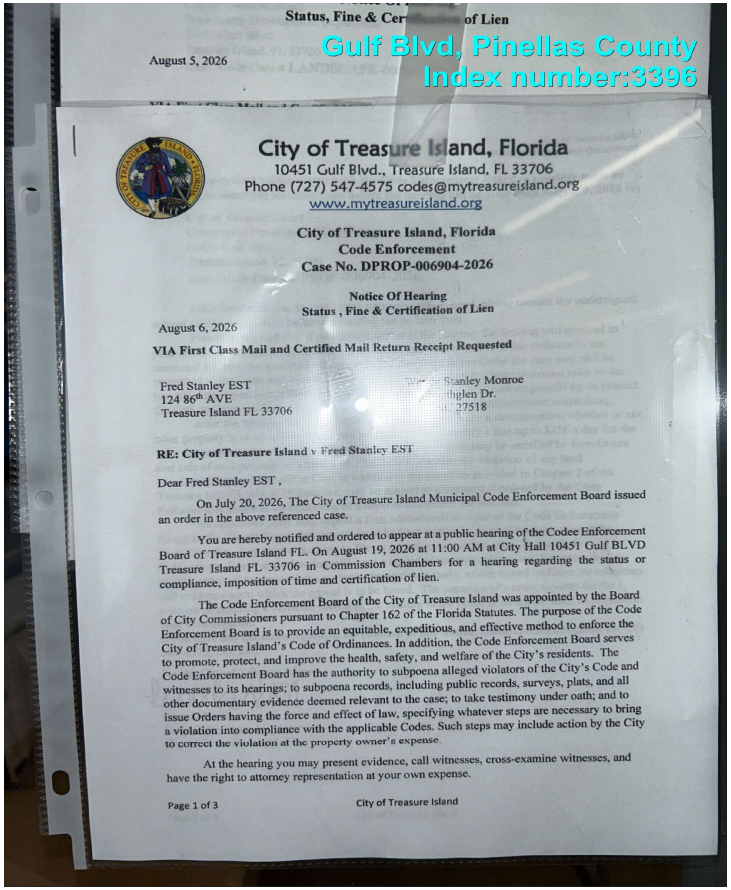

Search result
(1 of 1)
130

# Notice of Hearing – Status, Fine and Certification of Lien

- Posted Date: 08/06/2026
- Codes: 18-37, 68-495.
- Proof of Property Ownership: 08/06/2026
    - PCPAO
    - Property Tax Receipt
- Affidavit of Service: 08/06/2026
- Pictures Dated: 08/06/2026

# NOH Photos


86th Ave, Pinellas County
Index number:3397


Gulf Blvd, Pinellas County
Index number:3396
Status, Fine & Cer of Lien
August 5, 2026
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. DPROP-006904-2026
Notice Of Hearing
Status , Fine & Certification of Lien
August 6, 2026
VIA First Class Mail and Certified Mail Return Receipt Requested
Fred Stanley EST
124 86th AVE
Treasure Island FL 33706
RE: City of Treasure Island v Fred Stanley EST
Dear Fred Stanley EST ,
On July 20, 2026, The City of Treasure Island Municipal Code Enforcement Board issued an order in the above referenced case.
You are hereby notified and ordered to appear at a public hearing of the Codee Enforcement Board of Treasure Island FL. On August 19, 2026 at 11:00 AM at City Hall 10451 Gulf BLVD Treasure Island FL 33706 in Commission Chambers 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.
Page 1 of 3
City of Treasure Island

## BEFORE AND AFTER PHOTOS

124 86TH PHOTOS CEB 8.19.26 – BEFORE & AFTER






# Staff Recommendation

- Staff recommends the property owner be given an order of continuance of 60 days.

# Proposed Motion

- The City of Treasure Island Municipal Code Enforcement Board ("Board"), in accordance with Chapter 162, Florida Statutes and the Code of Ordinances of the City of Treasure Island, Florida (the "Code"), held a hearing on July 15th, 2026 in the above referenced case to determine the status of compliance with its prior Order rendered on July 20, 2026 which required Respondent to take certain actions to bring property located at 124 86th AVE, Treasure Island, Florida into compliance with Sections 18-37and Section 68-495 of the City of Treasure Island's Code of Ordinances. The hearing was continued to October 21, 2026 with a required compliance date of October 9, 2026, to afford the Respondent additional time to achieve full voluntary compliance prior to any further action by the board.
- •Upon complying with said sections of the code, the Respondent shall notify the Community Development Department, who shall inspect the property and notify the Code Enforcement Board.

**AGENDA ITEM NO.**
**VIII.2**

# Item Cover Page

**CODE ENFORCEMENT BOARD AGENDA ITEM REPORT**

**DATE:** August 19, 2026

**SUBMITTED BY:** Anna Bartenstein, Community Development

**ITEM TYPE:** CEB Exhibit

**AGENDA SECTION:** OLD BUSINESS

**SUBJECT:** FLOOD-005707-2025
11280 4th Street E
Anthony Spadorcia & Tammy Duggan

**BACKGROUND:**

**POLICY/PURPOSE:**

**STRATEGIC PLAN RELEVANCE:**

**ANALYSIS/DISCUSSION:**

**FUNDING:**

**MOTION:**

---

**ATTACHMENTS:**
1. Signed Orders.pdf
2. Electrical Inspection Email.pdf
3. NOH status hearing 2 FLOOD-005707-2025 (11280 4TH ST TREASURE ISLAND, FL 33706).pdf
4. Affidavit of Service NOH Status 2 FLOOD-005707-2025 (11280 4TH ST TREASURE ISLAND, FL 33706).pdf
5. Affidavit of Non-Compliance FLOOD-005707-2025 (11280 4TH ST TREASURE ISLAND, FL 33706).pdf
6. NOH posting photos 8.7.26.pdf
7. CM NOH Status 2 11280 4th.pdf
8. Permit Search.pdf

9. Email Correspondence.pdf
10. Proof of PO PCPAO.pdf
11. Proof of PO Tax Appraiser.pdf
Code Enforcement Board 11280 4th St status hearing 2.pptx

# City of Treasure Island, Florida

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


Code Enforcement Board
City of Treasure Island, FL
Case No. FLOOD-005707-2025

City of Treasure Island, Florida,

Petitioner,

v.

Anthony Spadorcia & Tammy Duggan,

Respondent.
_____/

**ORDER CONTINUING HEARING**

The City of Treasure Island Municipal Code Enforcement Board ("Board"), in accordance with Chapter 162, Florida Statutes and the Code of Ordinances of the City of Treasure Island, Florida (the "Code"), held a hearing on July 15, 2026, in the above referenced case. The subject property owner was not present. For good cause shown, it is hereby ordered that this matter is continued to August 19, 2026, to allow the property owner additional time to come into full compliance with the City of Treasure Island Code.

DONE AND ORDERED on this 20th day of July 2026, by Donald M. Snemis, the Chairman of the Treasure Island Code Enforcement Board.

Donald M. Snemis, Chair
Code Enforcement Board

# City of Treasure Island, Florida

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


Filed with the City of Treasure Island City Clerk on the 21 day of July 2026.

~~Lisa Marie Kennedy, City Clerk~~ Deputy City Clerk
City of Treasure Island

**CERTIFICATE OF SERVICE**

On this 21 day of July, a copy of this document was provided to Respondents and the City of Treasure Island Code Enforcement Department.

Anthony Spadorcia
11280 4th St. E.
Treasure Island, FL 33706

Tammy Duggan
11280 4th St. E.
Treasure Island, FL 33706

City Of Treasure Island
10451 Gulf Blvd.
Treasure Island, FL 33706

~~Lisa Marie Kennedy, City Clerk~~
Tia Payton Deputy City Clerk

Outlook

## Rv Receptacle

**From** Christopher Winn <cwinn@safebuilt.com>
**Date** Fri 7/24/2026 11:53 AM
**To** Bartenstein, Anna <abartenstein@mytreasureisland.org>

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

Good afternoon, I have inspected the RV receptacle located at 11280 4th St E, Treasure Island and have found it to be in compliance to 2020 NEC.

Thanks
Chris Winn
Commercial Electrical Inspector
727-253-8059

# 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-005707-2025**

**Notice Of Hearing**
**(Status Hearing)**

August 7th, 2026

**VIA First Class Mail and Certified Mail Return Receipt Requested**

| | |
|---|---|
| **Anthony Spadorcia** | **Tammy Duggan** |
| **11280 4th Street E** | **11280 4th Street E** |
| **Treasure Island, FL 33706** | **Treasure Island, FL 33706** |

**RE: Notice of Hearing, City of Treasure Island v. Anthony Spadorcia and Tammy Duggan**

Dear Anthony Spadorcia and Tammy Duggan,

On July 20th, 2026, the City provided you with orders for the above referenced property. For good cause shown, it was ordered that this matter is continued to August 19, 2026, to allow the property owner additional time to come into full compliance with the City of Treasure Island Code. Therefore:

**You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, August 19th, 2026, at 11:00AM, 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:
11280 4th st. E, Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 23-31-15-43488-002-0110
Legal Description: ISLE OF PALMS 1ST ADD BLK 2, LOT 1 1

**Section B-Description of Violations**

- Work has been completed on the property without the necessary permit(s): interior demolition, electric hookup for RV
- Visible soffit damage to the structure

**Section C- Code Provisions Violated**

### 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.

### Sec. 66-104.3 - Application for a permit or approval.

To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community. The information provided shall:

(l) Identify and describe the development to be covered by the permit or approval.
(2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
(3) Indicate the use and occupancy for which the proposed development is intended.
(4) Be accompanied by a site plan or construction documents as specified in division 5 of article I, chapter 66.
(5) State the valuation of the proposed work.
(6) Be signed by the applicant or the applicant's authorized agent.
(7) Give such other data and information as required by the floodplain administrator.

**Section D- Corrective Action**

- Apply for and obtain a permit for all work completed, complete and pass all required inspections to finalize each permit.
- Apply for and obtain a permit to repair soffit damage. Pass and complete all required inspections.

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 August 9th, 2026 to:**

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # FLOOD-005707-2025"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than July 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) 486-8070.

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-005707-2025

I hereby certify that a copy of the Notice of Hearing was served on August 7, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Anthony Spadorcia & Tammy Duggan, 11280 4th St E, Treasure Island, FL 33706, 9214 9214 8902 9562 6590 1621 5653 64 (Receipt Attached)

x Posting on the property at: 11280 4th St E. Treasure Island, FL 33706 (Picture Attached)

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

By: _____

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 7th day of August, 2026, by Anna Bartenstein who is personally known to me or has produced _____ as identification.

NOTARY SEAL

_____
Notary Public

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

Aug 7, 2026 at 2:48:54 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

205

COMMUNITY DEVELOPMENT

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

August 7th, 2026

**VIA First Class Mail and Certified Mail Return**

**Anthony Spadorcia**
**11280 4th Street E**
**Treasure Island, FL 33706**

**RE: Notice of Hearing, City of Treasure Island v. Anthony Spadorcia & Tammy Duggan**

Dear Anthony Spadorcia and Tammy Duggan,

On July 20th, 2026, the City provided you with a Notice of Hearing. For good cause shown, it was ordered that this matter be continued to provide the property owner additional time to come into full compliance with the Code. Therefore:

**You are hereby notified and ordered to appear before the Code Enforcement Board on Wednesday, August 19th, 2026, at 11:00AM, 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:
11280 4th st. E, Treasure Island, FL 33706

Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 23-31-15-43488-002-0110
Legal Description: ISLE OF PALMS 1ST ADD BLK 2 LOT 11

City of Treasure Island

Page 1 of 4

City of Treasure Island, Florida
10451 Gulf Blvd. Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582

City of Treasure Island, Florida
Code Enforcement
Case No: PROPMAINT-2025-2626

May 18th, 2026

VIA First Class Mail and Certified Mail Return

Michael Kuba & Eva Kuba
800 Capri Blvd
Treasure Island FL 33706

Florida
L 33706
547-4582


Aug 7, 2026 at 2:58:29 PM
11280 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.mytreasureisland.org


Check one: ___ __ Affidavit of Compliance

___X____ Affidavit of Non-Compliance

Case #- FLOOD-005707-2025

Name of Respondents:

Tammy Duggan & Anthony Spadorcia
11280 4th Street E
Treasure Island, FL 33706

RE: City of Treasure Island v. Tammy Duggan & Anthony Spadorcia

I, Anna Bartenstein, Code Compliance Inspector for the City of Treasure Island, have verified the property at 11280 4th St E, Treasure Island, FL 33706, ("Property"), in the above referenced case was inspected on 8/7/2026 and is not in compliance with the Order To Continue Hearing dated 7/20/2026, based on the attached information.

By: _____
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 [**X**] physical presence, this 11th day of August, 2026, by Anna Bartenstein who is personally known to me.

NOTARY SEAL

_____
Notary Public


Aug 7, 2026 at 2:58:29 PM
11280 Fourth St E
Treasure Island FL 33706
United States


Aug 7, 2026 at 2:58:44 PM
11280 Fourth St E
Treasure Island FL 33706
United States

Aug 7, 2026 at 2:48:54 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

City of Treasure Island
10451 Gulf Blvd
Phone (727) 547-4575 Code
www.mytreasureisland.org

City of Treasure Island
Code Enforcement
Case No. FLOOD-06

Notice Of Hearing
(Status Hearing)

August 7th, 2026

**VIA First Class Mail and Certified Mail Return Receipt**

**Anthony Spadorcia**
**11280 4th Street E**
**Treasure Island, FL 33706**

**RE: Notice of Hearing, City of Treasure Island v. Anthony Spadorcia and Tammy Duggan**

Dear Anthony Spadorcia and Tammy Duggan,

On July 20th, 2026, the City provided you with a Notice of Hearing. For good cause shown, it was ordered that this matter be continued to provide the property owner additional time to come into full compliance with the Code. Therefore:

**You are hereby notified and ordered to appear before the Code Enforcement Board on Wednesday, August 19th, 2026, at 11:00AM, 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:
11280 4th st. E, Treasure Island, FL 33706

Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 23-31-15-43488-002-0110
Legal Description: ISLE OF PALMS 1ST ADD BLK 2 LOT 11

City of Treasure Island

Page 1 of 4

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COMMUNITY DEVELOPMENT

City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582

City of Treasure Island, Florida
Code Enforcement
Case No: PROPMAINT-

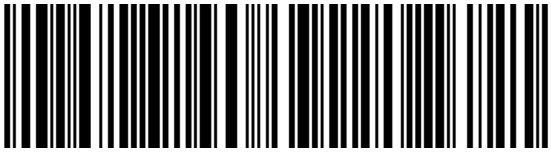
May 18th, 2026

VIA First Class Mail and Certified Mail Return

Michael Kuba & Eva Kuba
800 Capri Blvd
Treasure Island FL 33706

Florida
L 33706
547-4582

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1621 5653 64

Anthony Spadorcia & Tammy Duggan
11280 4th Street E
Treasure Island FL 33706

**Showing 1 - 11 of 11 Records**

| Permit Number | Address | Permit Type | Permit Status | Permit Issue Date | Permit Square Feet | Permit Description | Permit Work Class | Permit Application Date |
|---|---|---|---|---|---|---|---|---|
| 201800442 | 11280 4TH ST E Treasure Island, FL 33706 | Legacy | Void | 03/21/2018 | 0.00 | INSTALL CONCRETE WALL ON EITHER SIDE OF PROPERTY & REMOVE THE VINYL FENCING ON EITHER SIDE. REPLACE VINYL FENCE WITH CONCRETE BLOCK WITH STUCCO FINISH ON BOTH SIDES OF WALL. ALL WORK & MATERIALS PER FBC2017. | Permit | 03/08/2018 |
| 201301060 | 11280 4TH ST E Treasure Island, FL 33706 | Legacy | Complete | 03/04/2014 | 0.00 | NEW ROOF FOR PLAYROOM, MASTER PERMIT 201300917. FL# 7473.1 TILES, FL#5259.1 UNDERLAYMENT. ALL WORK AND MATERIALS PER FBC 2010. | Permit | 08/19/2013 |
| 201301059 | 11280 4TH ST E Treasure Island, FL 33706 | Legacy | Issued | | 0.00 | NEW MECHANICAL FOR PLAYROOM, MASTER PERMIT 201300917. ALL WORK AND MATERIALS PER FMC 2010. | Permit | 08/19/2013 |
| 201301058 | 11280 4TH ST E Treasure Island, FL 33706 | Legacy | Complete | 09/15/2014 | 0.00 | NEW ELECTRICAL FOR PLAYROOM, MASTER PERMIT 201300917. ALL WORK AND MATERIALS PER NEC 2008. | Permit | 08/19/2013 |
| 201300917 | 11280 4TH ST E Treasure Island, FL 33706 | Legacy | Complete | 08/19/2013 | 0.00 | ADDITION...2 CAR GARAGE WITH PLAY ROOM ABOVE ON 2ND FLOOR. ALL WORK AND MATERIALS PER FRC 2010. 11/14/13, REVISIONS TO FOOTERS AND FRAMING PER ATTACHED PLANS DATED 11/13/13 | Permit | 07/23/2013 |
| 200800611 | 11280 4TH ST E Treasure Island, FL 33706 | Legacy | Complete | 05/14/2008 | 0.00 | INSTALL 54X6 HIGH PVC PRIVACY FENCE ALONG SIDE OF HOUSE AND 28X4 HIGH PVC OPEN PICKET FENCE FROM SEAWALL REMOVE EXISTING FENCE | Permit | 05/07/2008 |
| 200700120 | 11280 4TH ST E Treasure Island, FL 33706 | Legacy | Complete | 01/24/2007 | 0.00 | WIRE CRADEL BOAT LIFT AND SHOREPOWER BOX | Permit | 01/24/2007 |
| | 11280 4TH ST E Treasure Island, F | | | | | TO RENEW AND REVISE EXPIRED PERMIT #200600892-REMOVE EXISTING DOCK-INSTALL NEW DOCK | | |

Outlook

## Re: FLOOD-005707-2025 (11280 4TH ST TREASURE ISLAND, FL 33706) - Continued Hearing

**From** Bartenstein, Anna <abartenstein@mytreasureisland.org>
**Date** Mon 8/10/2026 9:04 AM
**To** tammy@accordhomemedical.com <tammy@accordhomemedical.com>; ajs272425@gmail.com <ajs272425@gmail.com>
**Cc** Codes <Codes@MyTreasureIsland.Org>

1 attachment (9 MB)
NOH status hearing 2 FLOOD-005707-2025 (11280 4TH ST TREASURE ISLAND, FL 33706).pdf;

Hi there,

As I mentioned previously, the Code Enforcement Board requested I bring back this case to this month's meeting, which is **August 19th at 11:00 am.**

I posted a Notice of Hearing, which is attached to this email as well. I encourage you to try to appear at the meeting, since the board would appreciate the homeowner's perspective on the case.

If you have any questions, do not hesitate to reach out. Thank you and have a nice weekend.

**Anna Bartenstein**
Code Compliance Inspector
10451 Gulf Blvd
Treasure Island, Florida 33706
727-486-8070

All government correspondence is subject to public records law.

---

**From:** Bartenstein, Anna
**Sent:** Tuesday, July 21, 2026 11:56 AM
**To:** tammy@accordhomemedical.com <tammy@accordhomemedical.com>; ajs272425@gmail.com <ajs272425@gmail.com>
**Cc:** Codes <Codes@MyTreasureIsland.Org>
**Subject:** FLOOD-005707-2025 (11280 4TH ST TREASURE ISLAND, FL 33706) - Continued Hearing

Thank you for taking my calls today to discuss the results of the July 15 Code Enforcement Board hearing regarding your property.

The Board issued an Order of Continuance, and your case has been continued to the next hearing on **August 19, 2026**.

To help prepare for the August 19 hearing, I strongly recommend that you:

- Pass an electrical inspection for RV hookup
- Obtain documentation showing your intent to rebuild, such as building plans, a letter from your architect, or contractor estimates/quotes.
- Plans to attend hearing

I scheduled the inspection for Friday and made a note for Chris to contact AJ about 20 minutes before he shows up.

Please reach out if you need any clarification or have questions on the orders.

Thank you,

**Anna Bartenstein**
Code Compliance Inspector
10451 Gulf Blvd
Treasure Island, Florida 33706
727-486-8070

All government correspondence is subject to public records law.

| Parcel Summary (as of 10-Aug-2026) | Parcel Map |
|---|---|

Parcel Number
**23-31-15-43488-002-0110**

Owner Name
SPADORCIA, ANTHONY
DUGGAN, TAMMY

Property Use
0110 Single Family Home

Site Address
11280 4TH ST E
TREASURE ISLAND, FL 33706

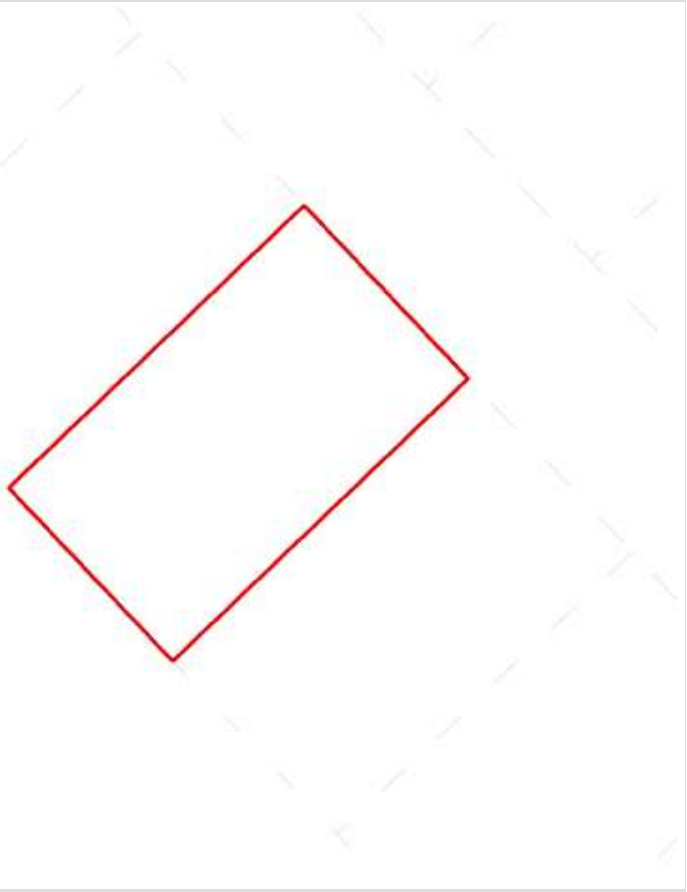
Mailing Address
11280 4TH ST E
TREASURE ISLAND, FL 33706-3004

Legal Description
ISLE OF PALMS 1ST ADD BLK 2, LOT 11

Current Tax District
TREASURE ISLAND (TI)

Year Built
1960

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| 1,841 | 2,627 | 1 | 1 |



**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 |
|---|---|---|---|---|---|---|---|
| 15046/1575 | $896,000 | 279.05 | A | Current FEMA Maps | Check for EC | Zoning Map | 38/62 |

**2026 Preliminary Values**

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|
| 2026 | $767,472 | $388,280 | $336,869 | $363,280 | $336,869 |

**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 |
|---|---|---|---|---|---|---|
| 2025 | Y | $677,587 | $378,072 | $327,350 | $353,072 | $327,350 |
| 2024 | Y | $1,004,655 | $367,417 | $317,417 | $342,417 | $317,417 |
| 2023 | Y | $993,078 | $382,682 | $332,682 | $357,682 | $332,682 |
| 2022 | Y | $878,454 | $371,536 | $321,536 | $346,536 | $321,536 |
| 2021 | Y | $611,857 | $360,715 | $310,715 | $335,715 | $310,715 |

## 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 |
|---|---|---|---|---|---|---|
| 10-Apr-2006 | $429,000 | U | I | TOLAND RICHARD H | DUGGAN, TAMMY | 15046/1575 |
| 13-Oct-1994 | $153,000 | Q | I | BOCCABELLA ANTHONY V | TOLAND, RICHARD H. | 08810/0591 |
| 13-Oct-1994 | $0 | U | I | BARTLETT JACQUELINE A | TOLAND, RICHARD H. | 08810/0590 |
| 03-Jun-1991 | $100 | U | I | BOCCABELLA ANTHONY V | BOCCABELLA, ANTHONY V. | 07586/0206 |
| 30-Jun-1987 | $115,000 | Q | | | | 06528/2387 |

## 2026 Land Information

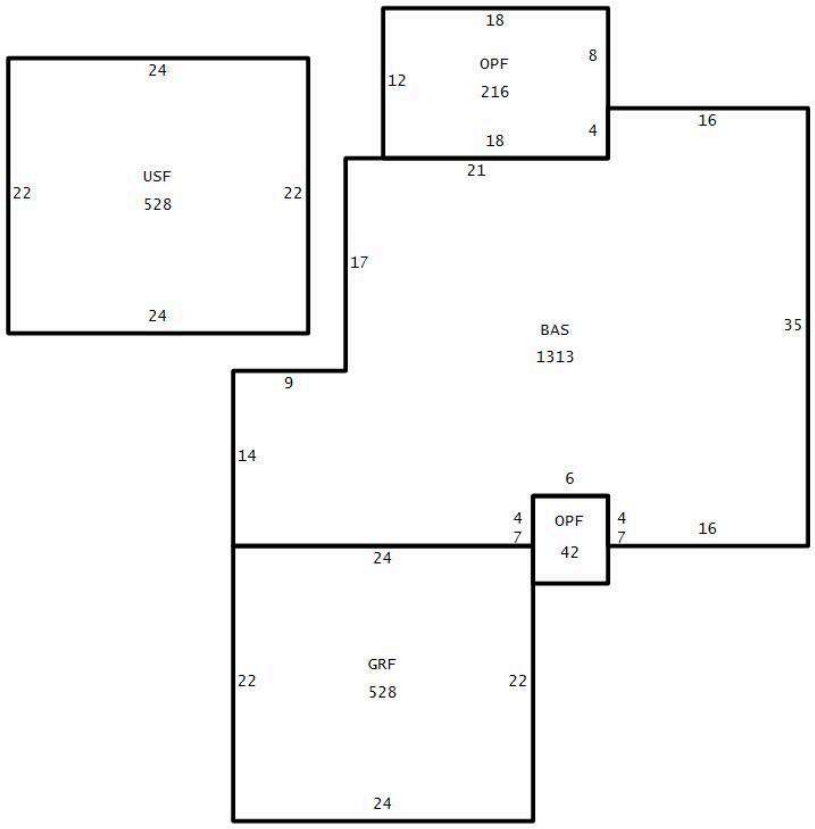
| Land Area: ≅ 8,398 sf \| ≅ 0.19 acres | Frontage and/or View: Canal/River | Seawall: Yes |
|---|---|---|

| Property Use | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---|---|---|---|---|---|---|
| Single Family | 70x120 | $9,500 | 70.00 | FF | 1.0700 | $711,550 |

## 2026 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 | Shingle Composition |
| Year Built | 1960 |
| Building Type | Single Family |
| Quality | Average |
| Floor Finish | Carpet/Hardtile/Hardwood |
| Interior Finish | Drywall/Plaster |
| Heating | Central Duct |
| Cooling | Cooling (Central) |
| Fixtures | 5 |
| Effective Age | 38 |

| Sub Area | Living Area SF | Gross Area SF |
|---|---|---|
| Base (BAS) | 1,313 | 1,313 |
| Upper Story (USF) | 528 | 528 |
| Garage (GRF) | 0 | 528 |
| Open Porch (OPF) | 0 | 258 |
| **Total Area SF** | **1,841** | **2,627** |




## 2026 Extra Features

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|---|---|---|---|---|---|
| BT LFT/DAV | $13,000.00 | 1 | $13,000 | $6,500 | 2006 |
| DOCK | $62.00 | 328.0 | $20,336 | $10,168 | 2006 |
| PATIO/DECK | $28.00 | 502.0 | $14,056 | $5,622 | 1960 |

## 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 |
|---|---|---|---|
| 201800442 | MISCELLANEOUS | 03/21/2018 | $5,000 |
| 201301060 | ROOF | 03/04/2014 | $0 |
| 201300917 | ADDITION/REMODEL/RENOVATION | 08/19/2013 | $32,394 |
| 201300917 | GARAGE | 08/19/2013 | $32,394 |
| 200600892 | DOCK | 08/14/2006 | $19,488 |
| P3736306 | DOCK | 07/27/2006 | $0 |

## 2025 REAL ESTATE TAX

**Adam Ross, Pinellas County Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

| If Postmarked By | Nov 30, 2025 |
|---|---|
| Pay this Amount | $5356.36 |

| ACCOUNT NUMBER | ESCROW CODE | MILLAGE CODE |
|---|---|---|
| R252130 | * CL-0011680 | TI |

* SHELLPOINT MORTGAGE SERVICES

SPADORCIA, ANTHONY
DUGGAN, TAMMY
11280 4TH ST E
TREASURE ISLAND, FL 33706-3004

PARCEL NO.: 23/31/15/43488/002/0110
SITE ADDRESS: 11280 4TH ST E, TREASURE ISLAND
PLAT: 38 PAGE: 62
LEGAL:
ISLE OF PALMS 1ST ADD
BLK 2, LOT 11

### AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION | TAXABLE VALUE | TAXES LEVIED |
|---|---|---|---|---|---|
| GENERAL FUND | 4.5423 | 378,072 | 50,722 | 327,350 | 1,486.92 |
| HEALTH DEPARTMENT | 0.0713 | 378,072 | 50,722 | 327,350 | 23.34 |
| EMS | 0.8050 | 378,072 | 50,722 | 327,350 | 263.52 |
| SCHOOL-STATE LAW | 3.0450 | 378,072 | 25,000 | 353,072 | 1,075.10 |
| SCHOOL-LOCAL BD. | 3.2480 | 378,072 | 25,000 | 353,072 | 1,146.78 |
| TREASURE ISLAND | 3.8129 | 378,072 | 50,722 | 327,350 | 1,248.15 |
| SW FLA WTR MGMT. | 0.1831 | 378,072 | 50,722 | 327,350 | 59.94 |
| PINELLAS COUNTY PLN.CNCL. | 0.0175 | 378,072 | 50,722 | 327,350 | 5.73 |
| JUVENILE WELFARE BOARD | 0.8250 | 378,072 | 50,722 | 327,350 | 270.06 |

TOTAL MILLAGE 16.5501 — GROSS AD VALOREM TAXES $5,579.54

### NON-AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY | AMOUNT |
|---|---|

GROSS NON-AD VALOREM ASSESSMENTS $0.00

**TAXES BECOME DELINQUENT APRIL 1ST** — COMBINED GROSS TAXES AND ASSESSMENTS $5,579.54

**PLEASE RETAIN TOP PORTION FOR YOUR RECORDS**


## 2025 REAL ESTATE TAX

**Adam Ross, Pinellas County Tax Collector**
Pay in U.S. funds to **Pinellas County Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

| If Postmarked By | Nov 30, 2025 |
|---|---|
| Pay this Amount | $5356.36 |

| ACCOUNT NUMBER | ESCROW CODE | MILLAGE CODE |
|---|---|---|
| R252130 | * CL-0011680 | TI |

* SHELLPOINT MORTGAGE SERVICES

SPADORCIA, ANTHONY
DUGGAN, TAMMY
11280 4TH ST E
TREASURE ISLAND, FL 33706-3004

PARCEL NO.: 23/31/15/43488/002/0110
SITE ADDRESS: 11280 4TH ST E, TREASURE ISLAND
PLAT: 38 PAGE: 62
LEGAL:
ISLE OF PALMS 1ST ADD
BLK 2, LOT 11


Duplicate N/A 08/10/2026
Paid 11/26/2025 Receipt # 0-25-TAX-113988 $5,356.36

**CODE BOARD MEETING**

**CITY OF TREASURE ISLAND**

**COMMISSION CHAMBERS**

**Agenda Report**

**Agenda Title Name:** CEB #: FLOOD-005707-2025

City of Treasure Island v. Anthony Spadorcia & Tammy Duggan

Address: 11280 4th Street E, Treasure Island, FL 33706

**Action Request:** N/A

**Strategic Objective:** N/A

**Date:** August 19, 2026

**Prepared By:** Anna Bartenstein, Code Compliance Inspector

**Through**: James Dixon, Code Compliance Supervisor

**Summary of Issue**: Second Status Hearing for Code Case

**Attachments:** **1. Signed Orders**

**2. Notice of Hearing/Affidavit of Service & Evidence**

**3. Email Correspondence**

**4. Supplemental Evidence**

# Zoning Map


11300
11280
11260
1124


(1 of 2)
Parcels: 23-31-15-43488-002-0110
Parcel ID: 23-31-15-43488-002-0110
PCPAO Site
Zoom to
10 7th Ave

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

Code Enforcement Board
City of Treasure Island, FL
Case No. FLOOD-005707-2025

City of Treasure Island, Florida,

Petitioner,

v.

Anthony Spadorcia & Tammy Duggan,

Respondent.
_____/

**ORDER CONTINUING HEARING**

The City of Treasure Island Municipal Code Enforcement Board ("Board"), in accordance with Chapter 162, Florida Statutes and the Code of Ordinances of the City of Treasure Island, Florida (the "Code"), held a hearing on July 15, 2026, in the above referenced case. The subject property owner was not present. For good cause shown, it is hereby ordered that this matter is continued to August 19, 2026, to allow the property owner additional time to come into full compliance with the City of Treasure Island Code.

DONE AND ORDERED on this 20th day of July 2026, by Donald M. Snemis, the Chairman of the Treasure Island Code Enforcement Board.

Donald M. Snemis, Chair
Code Enforcement Board

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

Filed with the City of Treasure Island City Clerk on the 21 day of July 2026.

~~Lisa Marie Kennedy, City Clerk~~ Deputy City Clerk
City of Treasure Island

**CERTIFICATE OF SERVICE**

On this 21 day of July, a copy of this document was provided to Respondents and the City of Treasure Island Code Enforcement Department.

Anthony Spadorcia
11280 4th St. E.
Treasure Island, FL 33706

Tammy Duggan
11280 4th St. E.
Treasure Island, FL 33706

City Of Treasure Island
10451 Gulf Blvd.
Treasure Island, FL 33706

~~Lisa Marie Kennedy, City Clerk~~
Tia Payton Deputy City Clerk

# Electrical Inspection

Outlook

**Rv Receptacle**

**From** Christopher Winn <cwinn@safebuilt.com>
**Date** Fri 7/24/2026 11:53 AM
**To** Bartenstein, Anna <abartenstein@mytreasureisland.org>

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

Good afternoon, I have inspected the RV receptacle located at 11280 4th St E, Treasure Island and have found it to be in compliance to 2020 NEC.

Thanks
Chris Winn
Commercial Electrical Inspector
727-253-8059

# Code Sections

- Section 66-104.1 - Permits required.
- Section 66-104.3 - Application for a permit or approval.

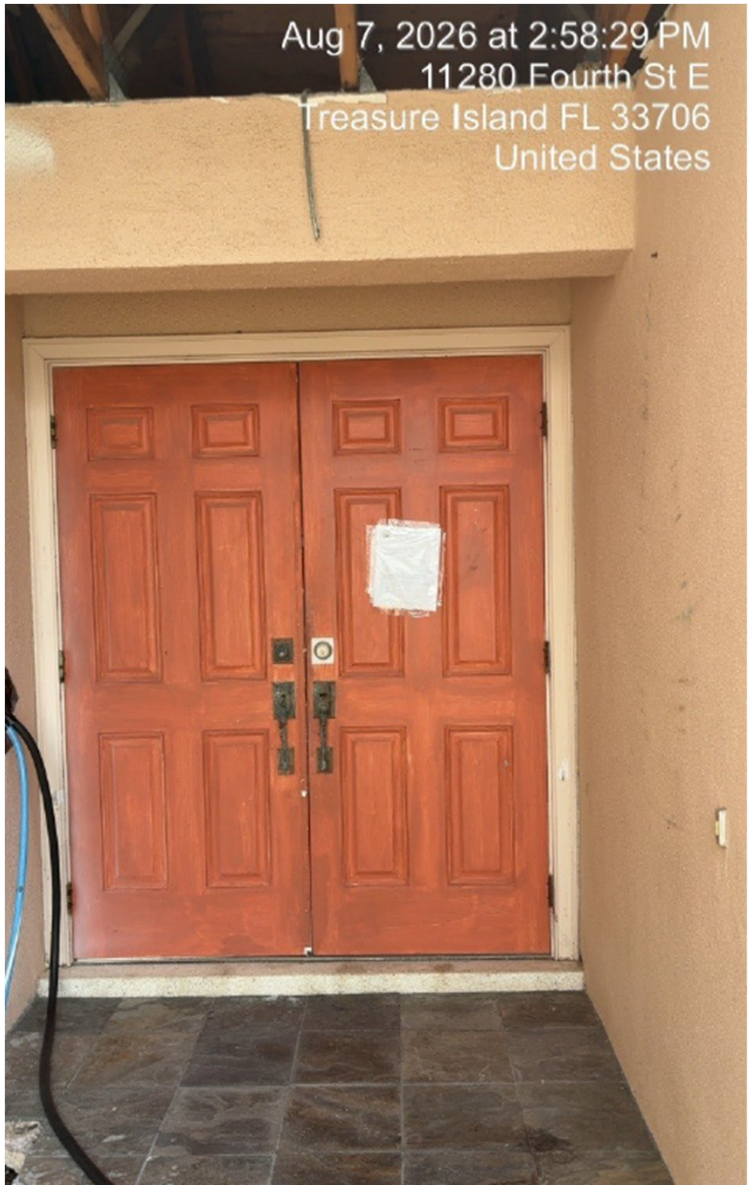
# Permit Search

**Showing 1 - 11 of 11 Records**

| Permit Number | Address | Permit Type | Permit Status | Permit Issue Date | Permit Square Feet | Permit Description | Permit Work Class |
|---|---|---|---|---|---|---|---|
| 201800442 | 11280 4TH ST E Treasure Island, FL 33706 | Legacy | Void | 03/21/2018 | 0.00 | INSTALL CONCRETE WALL ON EITHER SIDE OF PROPERTY & REMOVE THE VINYL FENCING ON EITHER SIDE. REPLACE VINYL FENCE WITH CONCRETE BLOCK WITH STUCCO FINISH ON BOTH SIDES OF WALL. ALL WORK & MATERIALS PER FBC2017. | Permit |
| 201301060 | 11280 4TH ST E Treasure Island, FL 33706 | Legacy | Complete | 03/04/2014 | 0.00 | NEW ROOF FOR PLAYROOM, MASTER PERMIT 201300917. FL# 7473.1 TILES, FL#5259.1 UNDERLAYMENT. ALL WORK AND MATERIALS PER FBC 2010. | Permit |
| 201301059 | 11280 4TH ST E Treasure Island, FL 33706 | Legacy | Issued | | 0.00 | NEW MECHANICAL FOR PLAYROOM, MASTER PERMIT 201300917. ALL WORK AND MATERIALS PER FMC 2010. | Permit |
| 201301058 | 11280 4TH ST E Treasure Island, FL 33706 | Legacy | Complete | 09/15/2014 | 0.00 | NEW ELECTRICAL FOR PLAYROOM, MASTER PERMIT 201300917. ALL WORK AND MATERIALS PER NEC 2008. | Permit |
| 201300917 | 11280 4TH ST E Treasure Island, FL 33706 | Legacy | Complete | 08/19/2013 | 0.00 | ADDITION...2 CAR GARAGE WITH PLAY ROOM ABOVE ON 2ND FLOOR. ALL WORK AND MATERIALS PER FRC 2010. 11/14/13, REVISIONS TO FOOTERS AND FRAMING PER ATTACHED PLANS DATED 11/13/13 | Permit |

# Notice of Hearing

- NOH for FLOOD-005707-2025 posted and mailed to addresses on August 7, 2026.
- Proof of Property Ownership
  - PCPAO
  - Tax Collector
- Affidavit of Service
- Section 66-104.1 & Section 66-104.3
- Pictures


Aug 7, 2026 at 2:58:29 PM
11280 Fourth St E
Treasure Island FL 33706
United States


Aug 7, 2026 at 2:58:44 PM
11280 Fourth St E
Treasure Island FL 33706
United States

# Staff Recommendation

- Staff recommends that the Board find the Respondent remains in violation of the original Notice of Violation,
- Staff recommends that the Board order the Respondent to obtain the required permit(s) within a reasonable timeframe established by the Board, based on the evidence and testimony presented at the hearing.

# Proposed Motion

- The City of Treasure Island Municipal Code Enforcement Board (“Board”), in accordance with Chapter 162, Florida Statutes and the Code of Ordinances of the City of Treasure Island, Florida (the “Code”), held a hearing on August 19th, 2026 in the above referenced case to determine the status of compliance with its prior Order rendered on July 20th, 2026 which granted the Respondent to take certain actions to bring property located at 11280 4th Street E, Treasure Island, Florida into compliance with Sections 66-104.1 and Section 66-104.3 of the City of Treasure Island’s Code of Ordinances. The Respondent is ordered to obtain the required permit(s) by (DATE) or a return hearing notice will be posted and the Respondent will return to a future hearing for further determination.
- Upon complying with said sections of the code, the Respondent shall notify the Community Development Department.

**AGENDA ITEM NO.**
**VIII.3**

# Item Cover Page

**CODE ENFORCEMENT BOARD AGENDA ITEM REPORT**

**DATE:** August 19, 2026

**SUBMITTED BY:** Pamela Nash, Community Development

**ITEM TYPE:** CEB Exhibit

**AGENDA SECTION:** OLD BUSINESS

**SUBJECT:** LANDSCAPE-006641-2025
KATHLEEN FORD EILEEN MCGRATH CLARK
115 //TH AVE TREASURE ISLAND FL 33706

**BACKGROUND:**

**POLICY/PURPOSE:**

**STRATEGIC PLAN RELEVANCE:**

**ANALYSIS/DISCUSSION:**

**FUNDING:**

**MOTION:**

---

**ATTACHMENTS:**
1. AGENDA COVER PAGE.pdf
2. NOH STATUS UPDATE COMPLETE PACKET.pdf
3. FINAL ORDERS.pdf
4. PROGRESS PHOTOS.pdf
5. POWERPOINT CEB PRESENTATION.pdf

**Code Board Meeting**

**City of Treasure Island**

**Commission Chambers**

Agenda

**Agenda Title Name:** LANDSCAPE-006641-2025 115 88TH AVE Treasure Island FL

**Date: August 19, 2026**

**Prepared By: Pamela Nash**

**Through: James Dixon**

**Summary of Issue: Overgrown and dead vegetation, lumber and rubble on property, failure to maintain minimum property standards**

**Attachments: Agenda Packet**

# 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. LANDSCAPE-006641-2025**

## Notice Of Hearing
## Status, Fine & Certification of Lien

August 5, 2026

**VIA First Class Mail and Certified Mail Return Receipt Requested**

**Kathleen C Ford**
**Eileen McGrath Clark Revocable Trust**
**115 88th AVE**
**Treasure Island FL 33706**

**RE: City of Treasure Island v Kathleen C Ford, Eileen McGrath Clark Revocable Trust**

Dear Kathleen C Ford, Eileen McGrath Clark Revocable Trust

On June 22, 2026, The City of Treasure Island Code Enforcement Board issued an order in the above referenced case.

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on **Wednesday August 19th, 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 August 9, 2026, to:**

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # **LANDSCAPE-005048-2024**

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than August 9, 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.

## Parcel Summary (as of 04-Aug-2026)

Parcel Number
**25-31-15-38394-000-0312**

Owner Name
FORD, KATHLEEN C
CLARK, EILEEN MCGRATH REVOCABLE TRUST
CLARK, EILEEN M TRE

Property Use
0110 Single Family Home

Site Address
115 88TH AVE
TREASURE ISLAND, FL 33706

Mailing Address
115 88TH AVE
TREASURE ISLAND, FL 33706-3307

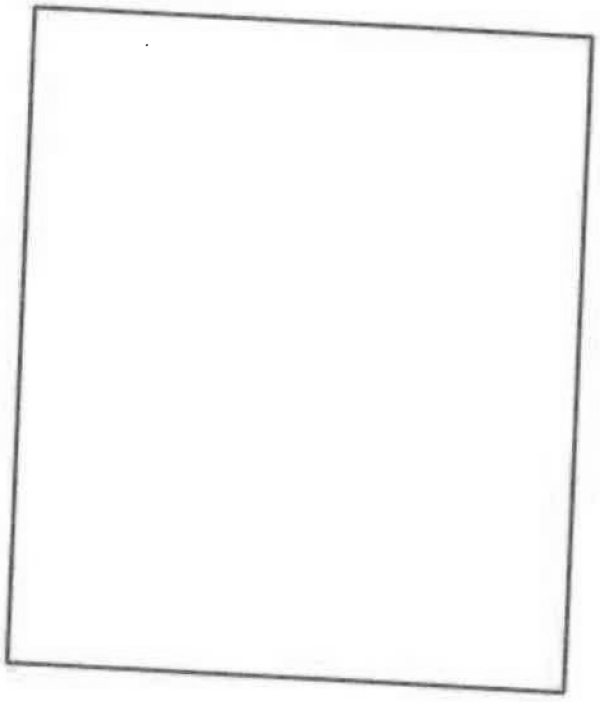
Legal Description
HERRON'S SUB NO. 5 W 43FT OF E 75FT OF N 1/2 OF LOT 31

Current Tax District
TREASURE ISLAND (TI)

Year Built
1945

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| 552 | 739 | 1 | 1 |

## Parcel Map



## 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 |
|---|---|---|---|---|---|---|---|
| 17754/0034 | $309,400 | 279.01 | A | Current FEMA Maps | Check for EC | Zoning Map | 21/20 |

## 2026 Preliminary Values

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|
| 2026 | $264,217 | $264,217 | $264,217 | $264,217 | $264,217 |

## 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 |
|---|---|---|---|---|---|---|
| 2025 | N | $275,372 | $275,372 | $275,372 | $275,372 | |
| 2024 | N | $450,522 | $334,294 | $334,294 | $450,522 | $334,294 |
| 2023 | N | $451,697 | $303,904 | $303,904 | $451,697 | $303,904 |
| 2022 | N | $340,958 | $276,276 | $276,276 | $340,958 | $276,276 |

# 2025 REAL ESTATE TAX

**Adam Ross, Pinellas County Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

| If Postmarked By | Mar 31, 2026 |
|---|---|
| Pay this Amount | $4557.43 |

| ACCOUNT NUMBER | ESCROW CODE | MILLAGE CODE |
|---|---|---|
| R275324 | | TI |

PARCEL NO.: 25/31/15/38394/000/0312
SITE ADDRESS: 115 88TH AVE, TREASURE ISLAND
PLAT: 21 PAGE: 20
LEGAL:
HERRON'S SUB NO. 5
W 43FT OF E 75FT OF N 1/2
OF LOT 31

FORD, KATHLEEN C
CLARK, EILEEN MCGRATH REVOCABLE
TRUST
115 88TH AVE
TREASURE ISLAND, FL 33706-3307

## AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION | TAXABLE VALUE | TAXES LEVIED |
|---|---|---|---|---|---|
| GENERAL FUND | 4.5423 | 275,372 | 0 | 275,372 | 1,250.82 |
| HEALTH DEPARTMENT | 0.0713 | 275,372 | 0 | 275,372 | 19.63 |
| EMS | 0.8050 | 275,372 | 0 | 275,372 | 221.67 |
| SCHOOL-STATE LAW | 3.0450 | 275,372 | 0 | 275,372 | 838.51 |
| SCHOOL-LOCAL BD. | 3.2480 | 275,372 | 0 | 275,372 | 894.41 |
| TREASURE ISLAND | 3.8129 | 275,372 | 0 | 275,372 | 1,049.97 |
| SW FLA WTR MGMT. | 0.1831 | 275,372 | 0 | 275,372 | 50.42 |
| PINELLAS COUNTY PLN.CNCL. | 0.0175 | 275,372 | 0 | 275,372 | 4.82 |
| JUVENILE WELFARE BOARD | 0.8250 | 275,372 | 0 | 275,372 | 227.18 |

| TOTAL MILLAGE | 16.5501 | GROSS AD VALOREM TAXES | $4,557.43 |
|---|---|---|---|

## NON-AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY | AMOUNT |
|---|---|
| GROSS NON-AD VALOREM ASSESSMENTS | $0.00 |

| TAXES BECOME DELINQUENT APRIL 1ST | COMBINED GROSS TAXES AND ASSESSMENTS | $4,557.43 |
|---|---|---|

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS


# 2025 REAL ESTATE TAX

**Adam Ross, Pinellas County Tax Collector**
Pay in U.S. funds to **Pinellas County Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

| If Postmarked By | Mar 31, 2026 |
|---|---|
| Pay this Amount | $4557.43 |

| ACCOUNT NUMBER | ESCROW CODE | MILLAGE CODE |
|---|---|---|
| R275324 | | TI |

PARCEL NO.: 25/31/15/38394/000/0312
SITE ADDRESS: 115 88TH AVE, TREASURE ISLAND
PLAT: 21 PAGE: 20
LEGAL:
HERRON'S SUB NO. 5
W 43FT OF E 75FT OF N 1/2
OF LOT 31

FORD, KATHLEEN C
CLARK, EILEEN MCGRATH REVOCABLE
TRUST
115 88TH AVE
TREASURE ISLAND, FL 33706-3307


Duplicate N/A 06/09/2026
Paid 03/31/2026 Receipt # 1653-25-TAX-006601 $4,557.43

# 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-006641-2025**

I hereby certify that a copy of the **Notice of Hearing** was served on AUGUST 5, 2026, by Pamela Nash via:

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

**Kathleen C Ford Eileen McGrath Clark Revocable Trust 115 88TH AVE**Treasure Island FL 33706 VIA USPS and CERTIFIED MAIL.NUMBER: 9214 8902 9562 6590 1621 4611 47 (Receipt Attached)

x Posting on the property at: 115 88TH AVE 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

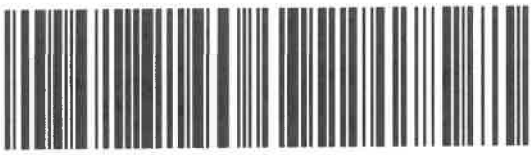
State of Florida )
) ss
County of Pinellas )

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 6THTH day of AUGUST, 2026 , by PAMELA NASH who is personally known to me.

JESSE CHARLES MILLER
Notary Public - State of Florida
Commission # HH 737716
My Comm. Expires Nov 3, 2029
Bonded through National Notary Assn.

_____
Notary Public

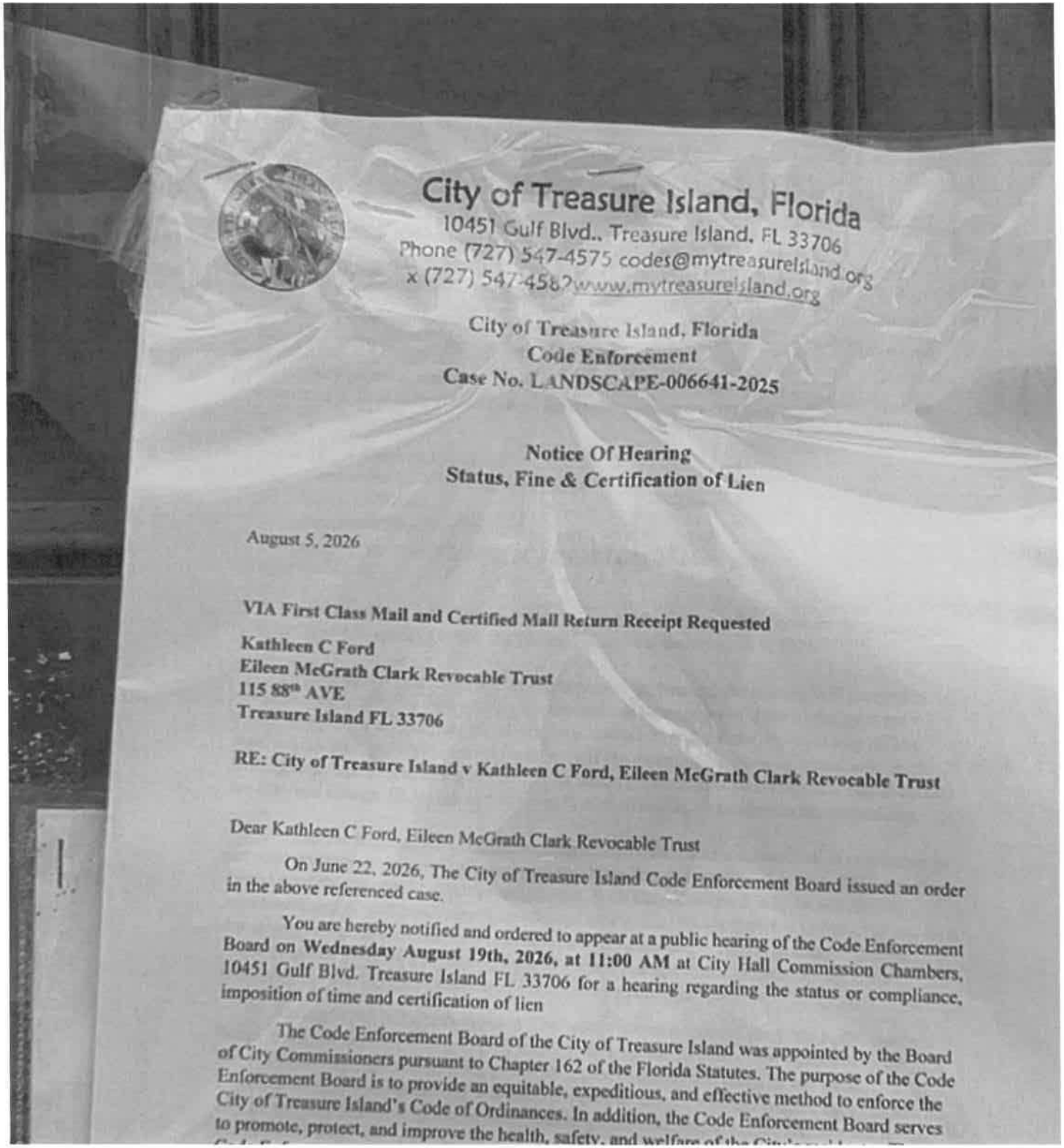
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1621 4611 47

KATHLEEN C FORD EILEEN MCGRATH CLARK REV TRST
115 88TH AVE
TREASURE ISLAND FL 33706

**CODE-005750-2025**



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

**City of Treasure Island, Florida**
**Code Enforcement**
**Case No. LANDSCAPE-006641-2025**

**Notice Of Hearing**
**Status, Fine & Certification of Lien**

August 5, 2026

**VIA First Class Mail and Certified Mail Return Receipt Requested**

**Kathleen C Ford**
**Eileen McGrath Clark Revocable Trust**
**115 88th AVE**
**Treasure Island FL 33706**

**RE: City of Treasure Island v Kathleen C Ford, Eileen McGrath Clark Revocable Trust**

Dear Kathleen C Ford, Eileen McGrath Clark Revocable Trust

On June 22, 2026, The City of Treasure Island Code Enforcement Board issued an order in the above referenced case.

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on **Wednesday August 19th, 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

x (727) 547-4582www.mytreasureisland.org

United States
Treasure Island City Hall
Index number:3354

**City of Treasure Island, Florida**
**Code E[illegible]**
**Case No. LANDSCAPE-006641-2025**

## Notice Of Hearing
## Status, Fine & Certification of Lien

August 5, 2026

**VIA First Class Mail and Certifi[illegible] Mail R[illegible] Receipt Requested**

**Kathleen C Ford**
**Eileen McGrath Clark Revocable Trust**
**115 88th AVE**
**Treasure Island FL 33706**

**RE: City of Treasure Island v Kathleen C Ford, Eileen McGrath Clark Revocable Trust**

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# City of Treasure Island, Florida

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


Code Enforcement Board
City of Treasure Island, FL
Case No. LANDSCAPE-006641-2025

City of Treasure Island, Florida,

Petitioner,

v.

Kathleen C. Ford & Eileen Mcgrath Clark Revocable Trust,

Respondent.
_____/

**ORDER**

The City of Treasure Island Municipal Code Enforcement Board, in accordance with chapter 162, Florida Statutes and 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 June 17, 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, Kathleen C. Ford & Eileen Mcgrath Clark Revocable Trust, is the owner of the subject property located at 115 88th Ave. Treasure Island, FL 33706 and the respondent did not appear in person to the Code Enforcement Board on June 17, 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 chapter 162, Florida Statutes, and 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 received and reviewed.

3) 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: work without a permit, dead vegetation, and overgrown grass. These violations were first observed by the City on April 9, 2026.

4) 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 April 20, 2026. A Notice of Hearing was mailed First Class and Certified First Class and posted on the property and at City Hall on May 28, 2026.

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 & 68-495 of the Code. The Respondent is found to be a first-time violator of Section 18-37 & 68-495.

# City of Treasure Island, Florida

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


ORDER

It is, therefore, ordered and adjudged that the Respondent must come into compliance with the Code by July 17, 2026, by correcting the violations by completing the following on the subject property and reappear for a status hearing on August 19, 2026:

1. Remove all old lumber, building materials, rubble and trash
2. Cut down overgrown weeds
3. Treat or remove all discolored and dead vegetation
4. Remove and repaint all areas of peeling paint
5. Remove and/or replace faded and peeling bricks on chimney
6. Remove and repair faded shingles on roof

Upon completion of items listed 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. In accordance with section 162.11, Florida Statutes, an aggrieved party, including the City, may appeal this Order 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 thirty (30) days of the execution of this Order to be appealed.

DONE AND ORDERED on this ___ day of June 2026, by Donald M. Snemis, the Chairman of the Treasure Island Code Enforcement Board.

Donald M. Snemis, Chair
Code Enforcement Board

# City of Treasure Island, Florida

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


Filed with the City of Treasure Island City Clerk
Date:_____

_____
Lisa-Marie Kennedy, City Clerk

CERTIFICATE OF SERVICE

On this ___ day of June, a copy of this document was provided to Respondents and the City of Treasure Island Code Enforcement Department.

Kathleen C. Ford & Eileen Mcgrath Clark Revocable Trust
115 88th Ave.
Treasure Island, FL 33706

City Of Treasure Island
10451 Gulf Blvd.
Treasure Island, FL 33706

_____

# City of Treasure Island, Florida

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


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DONE AND ORDERED on this 22nd day of June 2026, by Donald M. Snemis, the Chairman of the Treasure Island Code Enforcement Board.

Donald M. Snemis, Chair
Code Enforcement Board

115 88th AVE – KATHLEEN FORD – Eo;een McGrath Clark Revocable Trust

# LANDSCAPE-006641-2025

# INSPECTION PHOTOS 8/13.26

## BEFORE PHOTOS






## PROGRESS PHOTOS






Jun 9, 2026 at 10:29:00 AM
3801 Harrell Ave
Treasure Island, FL 33706
United States
Index number: 2679



# Code Enforcement Board

NOTICE OF HEARING STATUS, FINE AND VERTIFICATION OF LIEN

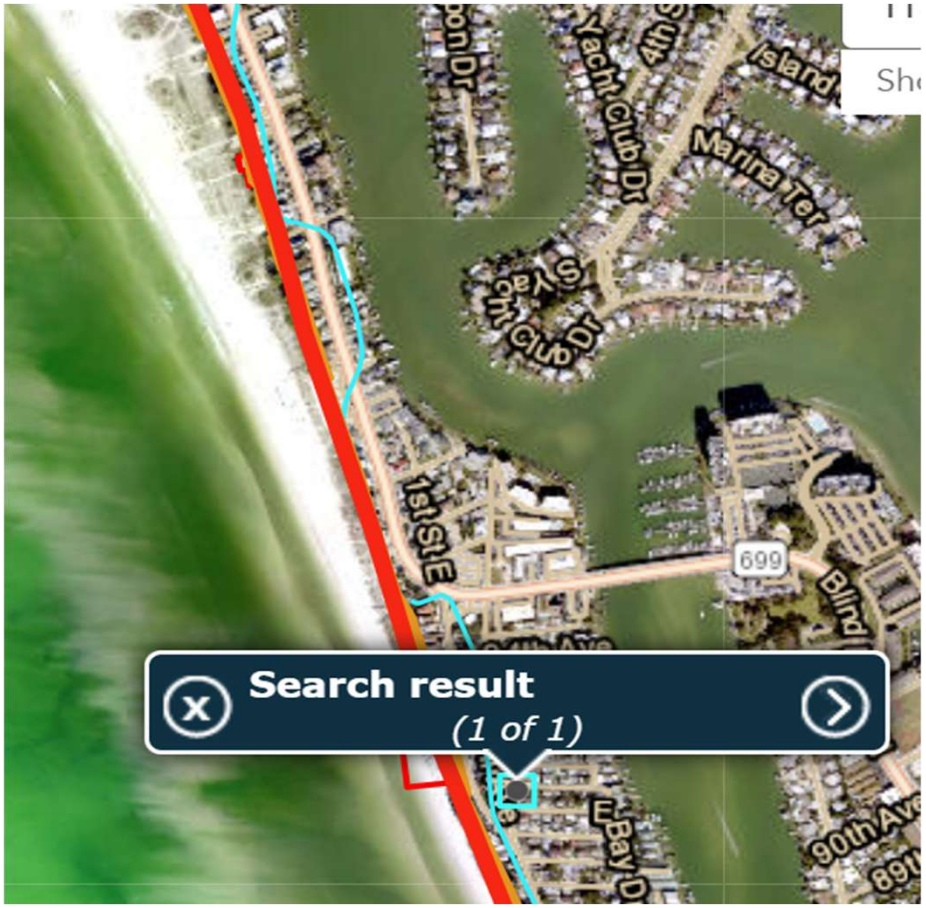
**CEB# LANDSCAPE-006641-2025**

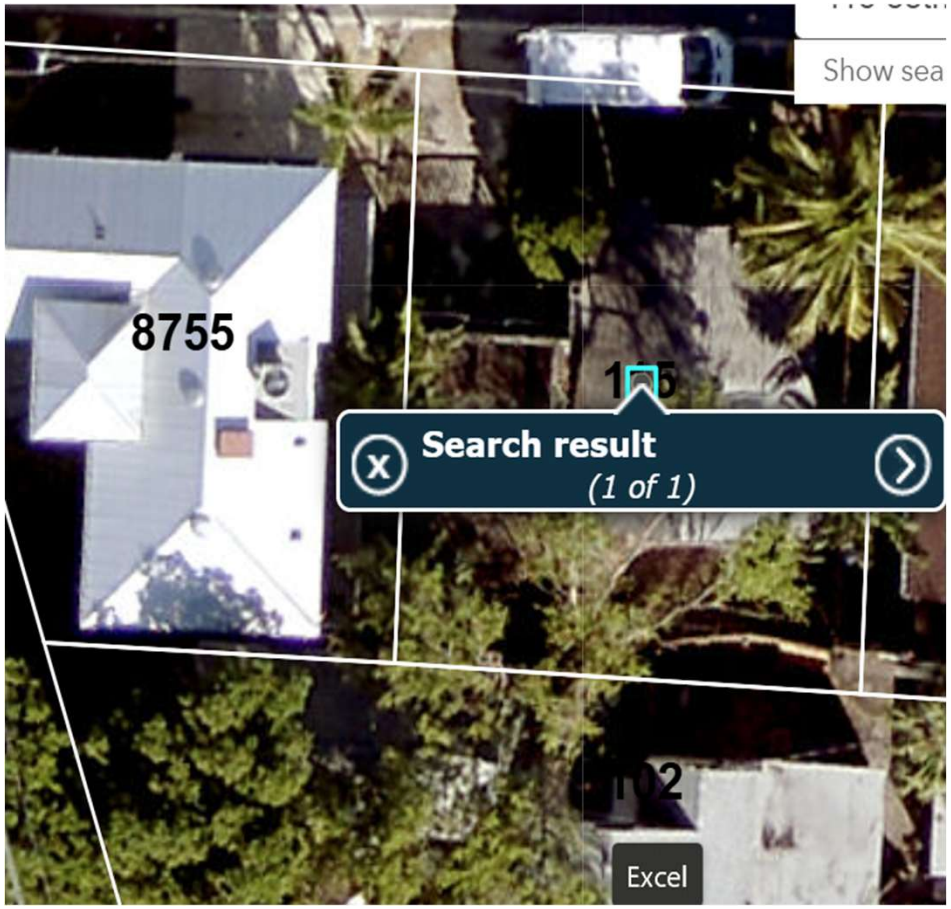
KATHLEEN FORD

EILEEN MCGRATH CLARK REVOCABLE TRUST

115 88TH AVE., TREASURE ISLAND, FL 33706

# Zoning Map

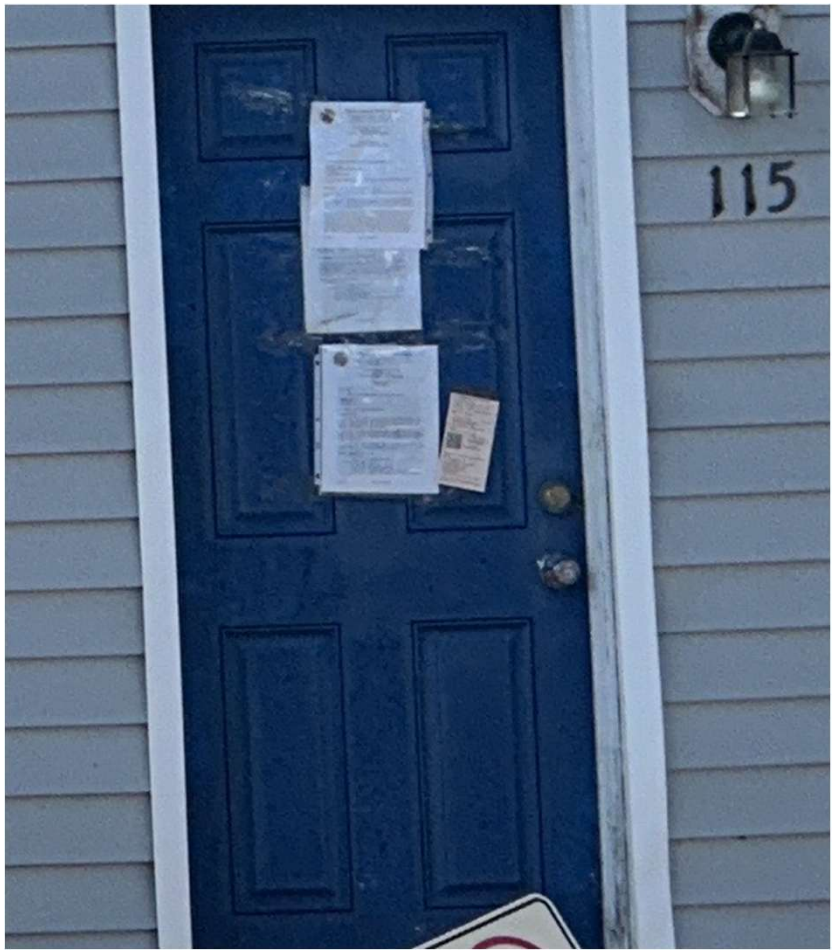

Yacht Club Dr
Marina Ter
1st St E
699
Search result
(1 of 1)

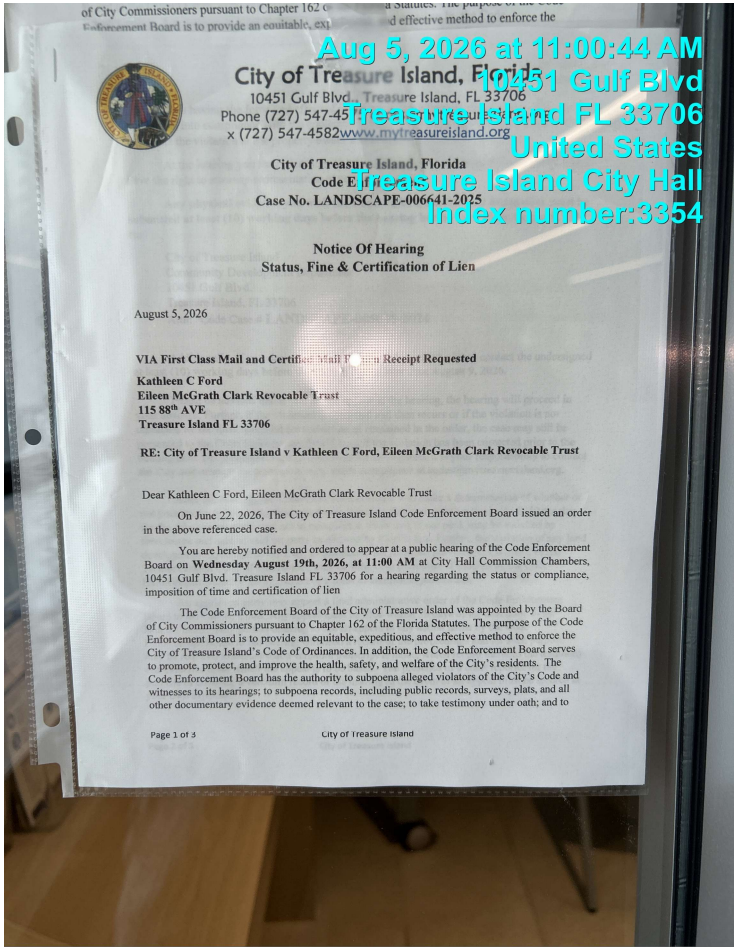

Show sea
8755
Search result
(1 of 1)
Excel

# Notice of Hearing – Status, Fine and Certification of Lien

- Posted Date: 08/05/2026
- Codes: 18-37, 68-495
- Proof of Property Ownership: 08/05/2026
    - PCPAO
    - Property Tax Receipt
- Affidavit of Service: 08/05/2026
- Pictures Dated: 08/05/2026

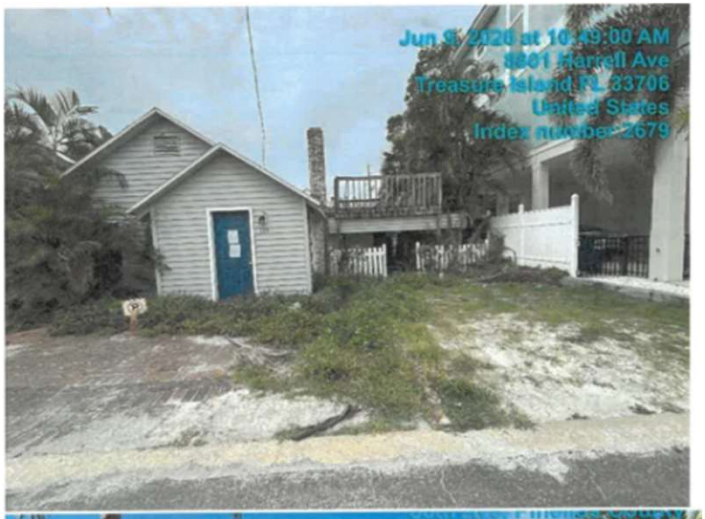
# NOH Pictures



# CASE PROGRESS PHOTOS











# Staff Recommendation

Staff recommends the property owner be given an order of continuance of 90 days to complete all necessary requirements to bring the property into compliance per ORDER dated June 22, 2026.

# Proposed Motion

The City of Treasure Island Municipal Code Enforcement Board ("Board"), in accordance with Chapter 162, Florida Statutes and the Code of Ordinances of the City of Treasure Island, Florida (the "Code"), held a hearing on August 19, 2026 in the above referenced case to determine the status of compliance with its prior Order rendered on June 17, 2026 which required Respondent to take certain actions to bring property located at 115 88th AVE, Treasure Island, Florida into compliance with Sections 18-37 and Section 68-495 of the City of Treasure Island's Code of Ordinances. The hearing was continued to November 17th, 2026, to afford the Respondent additional time to achieve full voluntary compliance prior to any further action by the board.

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

**AGENDA ITEM NO.**
**VIII.4**

# Item Cover Page

**CODE ENFORCEMENT BOARD AGENDA ITEM REPORT**

**DATE:** August 19, 2026

**SUBMITTED BY:** James Dixon, Community Development

**ITEM TYPE:** CEB Exhibit

**AGENDA SECTION:** OLD BUSINESS

**SUBJECT:** CODE-005750-2025
10215 TARPON DR
CC HOMES - DYAMI MYERS TAYLOR

**BACKGROUND:**

**POLICY/PURPOSE:**

**STRATEGIC PLAN RELEVANCE:**

**ANALYSIS/DISCUSSION:**

**FUNDING:**

**MOTION:**

---

**ATTACHMENTS:**
NOH PDF.pdf

# 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. CODE-005750-2025**

**Notice Of Hearing**
**Status , Fine & Certification of Lien**

August 5, 2026

**VIA First Class Mail and Certified Mail Return Receipt Requested**

**CC Homes, Inc**
**10215 Tarpon DR**
**Treasure Island FL 33706**

**CC Homes, Inc**
**Dyami Myers-Taylor**
**1460 Ambassador DR**
**Clearwater FL 33764**

**RE: City of Treasure Island v CC Homes, Dyami Myers-Taylor**

Dear CC Homes, Dyami Myers-Taylor,

On June 20, 2026, The City of Treasure Island Municipal Code Enforcement Board issued an order in the above referenced case.

You are hereby notified and ordered to appear at a public hearing of the Codee Enforcement Board of Treasure Island FL. On August 19, 2026, at 11:00 AM at City Hall 10451 Gulf BLVD Treasure Island FL 33706 in Commission Chambers 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) days before the hearing but no later than August 9, 2026, to:**

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: **"Code Case # CODE-005750-2025"**

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) days before the hearing but no later than August 9, 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 whether or not your property is in compliance and may impose a fine and certify a lien up to $250 a 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 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.

**AGENDA ITEM NO.**
**VIII.5**

# Item Cover Page

**CODE ENFORCEMENT BOARD AGENDA ITEM REPORT**

**DATE:** August 19, 2026

**SUBMITTED BY:** James Dixon, Community Development

**ITEM TYPE:** CEB Exhibit

**AGENDA SECTION:** OLD BUSINESS

**SUBJECT:** CEB Draft Rules

**BACKGROUND:**

**POLICY/PURPOSE:**

**STRATEGIC PLAN RELEVANCE:**

**ANALYSIS/DISCUSSION:**

**FUNDING:**

**MOTION:**

---

**ATTACHMENTS:**
Draft Rules of the CEB.pdf

# Rules of the City of Treasure Island
# Municipal Code Enforcement Board

Rule 1 – Applicability

These Rules shall govern the meetings and hearings of the City of Treasure Island Municipal Code Enforcement Board.

Rule 2 – Definitions

For purposes of these Rules, the following definitions apply:

"Alternate Member" means any person appointed or designated by the City Commission as an alternate member of the CEB pursuant to Section 2-131 of the Code.

"CEB" means the City of Treasure Island Municipal Code Enforcement Board.

"City" means the City of Treasure Island, Florida.

"Clerk" means the Clerk of the City of Treasure Island, Florida or the Clerk's designee.

"Code" means the Code of Ordinances of the City of Treasure Island, Florida.

"Code Inspector" has the meaning set forth in Section 2-106 of the Code.

"Correctable Violations" are all violations that are not Irreparable or Irreversible Violations.

"Enforcement Hearing" means a hearing placed on the agenda of the CEB pursuant to Section 2-161 of the Code, and includes alleged first violations, repeat violations, failures to comply with previous orders of the CEB, as well as requests for imposition of fines, administrative fees, or costs of repairs pursuant to Sections 2-161, 2-164, and/or 2-165 of the Code.

"First Violation Order" means an order issued by the CEB pursuant to Rule 19.

"Member" means a member of the CEB.

"Major Violation" is a violation where the actual or potential impact of the violation upon the health, safety, or welfare of the residents of the City, or upon the or the environment, is substantial or severe.

"Minor Violation" is a violation where the actual or potential impact of the violation upon the health, safety, or welfare of the residents of the City, or upon the or the environment, is minimal or nonexistent.

"Moderate Violation" is a violation where the actual or potential impact of the violation upon the health, safety, or welfare of the residents of the City, or on the environment, is greater than minimal or nonexistent, but less than substantial or severe.

"Noncompliance Order" means an order issued by the CEB pursuant to Rule 20.

"Repeat Violation" has the meaning set forth in Section 2-106 of the Code.

"Repeat Violation Order" means an order issued by the CEB pursuant to Rule 21.

"Respondent" means any person who is accused of violating the Code and who is the subject of an Enforcement Hearing.

"Rule" or "Rules" means one or more Rules of the City of Treasure Island, Florida Municipal Code Enforcement Board.

Rule 3 – Authority

These Rules are adopted by the CEB pursuant to Sections 2-136(1) and 2-161(a) of the Code.

Rule 4 - Interpretation

These Rules do not, and should not be interpreted, to limit or narrow the authority or discretion granted to the CEB by the Code, the laws of the State of Florida, or any other laws; or grant any rights or privileges to any person not granted to such person by the Code, the laws of the State of Florida, or any other laws. When these Rules conflict with the Code, the laws of the State of Florida, or any other law, the Code, the laws of the State of Florida, or other law shall prevail.

Rule 5 – Chair and Vice Chair

A. The Chair shall preside at all meetings and hearings of the CEB and shall have the duties normally conferred by parliamentary procedures.
B. In addition to electing a Chair pursuant to Section 2-135 of the Code, the CEB shall elect a Vice Chair annually by majority vote. The Vice Chair shall perform the duties of the Chair in the absence of the Chair.
C. In the event of a vacancy, the CEB shall immediately elect a new Chair and/or Vice Chair.
D. Any Member may be designated as temporary Chair in the absence of both the Chair and Vice Chair by majority vote of the Members present.

Rule 6 - Alternate Members

In the event of the absence of one or more Members, an Alternate Member may participate in all meetings and hearings of the CEB, vote on all matters before the CEB, and exercise all of the rights and privileges of a regular Member. Alternate Members who are not participating may attend any meeting of the CEB but are not allowed to participate in the meeting or vote on any matter.

Rule 7 – Administration and Support

The Clerk shall maintain all official records of the CEB, including the minutes of each meeting, and shall prepare and issue orders and notices on behalf of the CEB as provided in these rules.

Rule 8 – Meetings, Notice, and Records

A. The CEB shall meet at least monthly, but may meet more often as necessary. If there are no Enforcement Hearings, no Old Business, and no New Business on the agenda for a Meeting, the Meeting shall be cancelled.
B. The Clerk shall issue notice of all meetings to each member of the CEB. The meeting notice shall contain an agenda and agenda packet as provided in Rule 11. The Clerk shall provide immediate notification of any change of meeting date or time.
C. All records of the Board shall be open to public examination, inspection and copying in accordance with the provisions of the Florida "Public Records Law" (Chapter 119, Florida Statutes).

Rule 9 – Conduct of Meetings; Public Comment

A. The Chair, or in the Chair's absence the Vice Chair, shall call the meeting to order at the appointed time for the meeting. In the absence of both the Chair and the Vice Chair, the Clerk will call the meeting to order and ask the present Members to select a temporary Chair. Upon arrival of the Chair or Vice Chair, the temporary Chair shall relinquish the chair upon the conclusion of the business immediately before the CEB.
B. Meetings of the CEB shall be governed by the Code, these Rules, and by Robert's Rules of Order, Newly Revised, except that Robert's Rules of Order shall be advisory and not mandatory. In the event of a conflict between Robert's Rules and these Rules, these Rules shall govern.
C. All Meetings shall be open to the public in accordance with the provisions of the Florida "Sunshine Law" (Chapter 286, Florida Statutes). Members of the public shall not be allowed to make public comments on Enforcement Hearings before the CEB, but shall be allowed to make comments on any other matter within the authority and jurisdiction of the CEB.
D. All proceedings shall be conducted in a respectful and orderly manner. The Chair shall preserve order and decorum and may rule any person out of order who is disruptive, fails to comply with rules, or engages in inappropriate behavior.
E. The Chair may impose reasonable requirements and restrictions to maintain good order and decorum, which may include time limitations and sign-up lists for public comments.
F. At the conclusion of business, the Chair shall call for a motion to adjourn the meeting.

Rule 10 – Special Meetings

A Special Meeting may be called by the Chair, by majority vote at a meeting, or by the written request of three (3) members to the Chair.

Rule 11 – Agenda and Order of Business

A. The Clerk shall publish an agenda for all meetings of the CEB with an agenda packet containing any matters that would assist the Members in preparing for the meeting.

B. The CEB shall follow the order of business contained in the agenda, but the order of business contained in any Agenda may be altered by the Chair or by majority vote of the CEB.
C. Any Member may request that an item (other than Enforcement Hearings) be placed on the agenda by providing reasonable notice to the Clerk. A form agenda is attached as Appendix 1.
D. Code Inspectors may refer an enforcement matter to the CEB by requesting that the Clerk place an Enforcement Hearing the CEB's agenda.

Rule 11 – Conflicts of Interest and Ex Parte Communications

At each Meeting, the Chair shall provide all Members the opportunity to disclose any conflicts of interest, ex parte communications, or other matters that might require a Member's abstention from participating in any matter on the agenda, as provided in Section 2-109 of the Code. A sample announcement is contained in Appendix 2.

Rule 12 – Cell Phones and Electronic Devices

All persons attending any meeting of the CEB shall turn off or silence any cell phones or electronic devices that might disturb the proceedings of the CEB, and the Chair shall remind everyone of this requirement at all meetings. A sample reminder is contained in Appendix 3.

Rule 14 – Enforcement Hearings -General

A. Anyone who intends to testify during an Enforcement Hearing must declare that he or she will testify truthfully by taking an oath or affirmation in the following form: "Do you swear or affirm that the evidence you are about to give will be the truth, the whole truth, and nothing but the truth?" This oath or affirmation will be administered by the Clerk or the Chair prior to the testimony and may be administered to all those who intend to testify at any Enforcement Hearing scheduled for the meeting at once. Persons who have not been previously sworn must be sworn prior to testifying.
B. The CEB shall make its enforcement determinations without granting any presumptions of correctness or deference to any party.
C. Any party to an Enforcement Hearing may be represented by counsel but may also represent themselves.

Rule 15 – Enforcement Hearing – City's Presentation

A. In all Enforcement Hearings, the City shall bear the burden of proving its case by a preponderance of the evidence and by presenting relevant and reliable evidence of the alleged violation(s) by the Respondent. This burden shall exist regardless of the presence of the Respondent at the Enforcement Hearing.
B. The City shall identify with specificity each and every section of the Code that it contends the Respondent violated.

C. The City shall present its case first, and may offer any witness, document, photo, video, or thing that contains or constitutes relevant and reliable evidence of an alleged violation.
D. The Respondent shall have the right to cross examine any witness offered by the City.
E. If City contends that a fine, imposition of an administrative fee, or award of the cost of repairs is warranted, the City shall present evidence and/or arguments as to the appropriate amounts, including but not limited to the factors to be considered by the CEB under Section 2-165 of the Code.
F. In its presentation, the City shall state whether it contends that a violation constitutes a serious threat to the public health, safety, or welfare, or if the violation is Irreparable or Irreversible in nature, as set forth in Section 2-163(e) of the Code.
G. Once the City has completed its presentation, the CEB shall conduct a vote on whether to accept the evidence offered by the City, and shall resolve any objection to the evidence by the Respondent.

Rule 16 – Enforcement Hearing – Respondent's Presentation

A. The Respondent shall present its case, if any, once the City's presentation is complete.
B. The Respondent may present any witness, document, photo, video, or thing that has or constitutes relevant and reliable evidence to rebut the City's witnesses, evidence and/or arguments.
C. The City shall have the right to cross-examine any witness offered by the Respondent.
D. The Respondent may rebut any argument by the City that a fine, administrative fee, or cost of repairs should be imposed, and may offer evidence or arguments as to the factors set forth in Section 2-165 of the Code.
E. Any evidence or arguments by the Respondent as to the appropriate amount of a potential fine, administrative fee, or cost of repairs shall not constitute an admission that a violation occurred.
F. Once the Respondent has completed its presentation, the CEB shall conduct a vote on whether to accept the evidence offered by the Respondent, and shall resolve any objection to the evidence by the City.

Rule 17 – Enforcement Hearing – City's Rebuttal

Upon good cause, the Chair may allow the City to rebut any evidence or argument made by the Respondent during its presentation that could not have been reasonably foreseen by the City during its presentation.

Rule 18 – Enforcement Hearing Resolution

A. Once all presentations are complete, the Chair shall open the matter to discussion and a vote on whether one or more violations occurred.
B. The CEB may seek legal advice from the Board Attorney as to any legal matter relevant to the Enforcement Hearing.

C. Once all discussion is complete, the Chair shall call for a vote on each violation alleged by the City. If a majority of the Members present do not find that at least one violation has been proven by the City, no discussion of an order, fine, administrative fee, cost of repairs, or other remedy shall occur and the Enforcement Hearing shall be deemed complete.
D. If a majority of the Members present finds that the City has proven at least one violation, the Chair shall then open discussion on an appropriate order, fine, administrative fee, cost of repairs, or remedy for the proven violation(s), if any.
E. Once all discussion is complete, the Chair shall call for a vote as to an appropriate order for the proven violation(s), if any.

Rule 19 – First Violation Order

A. If a violation found by the CEB is the Respondent's first violation, and is not a Repeat Violation, the CEB shall issue a First Violation Order that orders the Respondent to correct the violation(s) by a specified date. The First Violation Order may command the Respondent to take whatever steps are necessary to bring a violation into compliance.
B. The CEB shall give the Respondent not less than fifteen (15) days and not more than sixty (60) days from the date the order is signed to correct the violation.
C. The First Violation Order shall contain a summary of the CEB's findings, a reference to the section(s) of the Code violated by the Respondent, the deadline for compliance, a warning that fines, administrative fees, and costs of repairs may be imposed for noncompliance, and a summary of the Respondent's right to appeal as described in Sections 2-161(g) and 2-169 of the Code. A form "First Violation Order" is attached as Appendix 4.
D. If the CEB finds that the violation constitutes a serious threat to the public health, safety, or welfare:
    a. the First Violation Order must contain a full explanation of the finding and the basis of the finding;
    b. the CEB may reduce the deadline for correcting the violation or order the violation to be corrected immediately; and
    c. the CEB shall notify the City Commission of its finding by directing the Clerk to provide it a copy of the First Violation Order.

Rule 20 – Noncompliance Order

A. If the City contends that a violator has failed to comply with an order issued by the CEB, it may request an Enforcement Hearing to determine whether the CEB should issue a Noncompliance Order establishing the violator's noncompliance and, if requested by the City, imposing a fine, administrative fee, and/or costs of repairs under Section 2-164 of the Code.
B. The City shall provide notice to the Respondent of the hearing. The hearing shall generally follow the process described Rules 14 through 19, as appropriate.

C. If the CEB finds that the Respondent has failed to comply with an order, the CEB shall issue a Noncompliance Order that may include an order to pay a fine, administrative fee, and/or costs of repairs per Section 2-164 of the Code.
D. The CEB shall provide the Respondent no less than fifteen (15) days and no more than thirty (30) days to pay the fine and/or administrative fee.
E. The Noncompliance Order shall contain the items set forth in Rule 19(c), as appropriate. A form "Noncompliance Order" is attached as Appendix 5.

Rule 21 – Repeat Violation Order

A. If the City contends that a violator has committed a Repeat Violation as described in Section 2-163(d) of the Code, it may request an Enforcement Hearing to determine whether the CEB should issue a Repeat Violation Order establishing the violation and, if requested by the City, imposing a fine, administrative fee, and/or costs of repairs under Section 2-164 of the Code.
B. The City shall provide notice to the Respondent of the hearing. The hearing shall generally follow the process described Rules 14 through 19, as appropriate.
C. If the CEB finds that a Repeat Violation has occurred, the CEB shall issue a Repeat Violation Order that orders the Respondent to correct the violation immediately. The Repeat Violation Order may command the Respondent to take whatever steps are necessary to bring a violation into compliance. The Repeat Violation Order may also include an order requiring the Respondent to pay a fine, administrative fee, or costs of repairs per Section 2-164 of the Code.
D. The CEB shall provide the Respondent no less than fifteen (15) days and no more than thirty (30) days to pay the fine and/or administrative fee.
E. The Repeat Violation Order shall contain the items set forth in Rule 19(c), as appropriate. A form "Repeat Violation Order" is attached as Appendix 6.

Rule 22 – Calculation of Fines

A. When determining the amount of any fine, the CEB shall consider the factors set forth in Section 2-165 of the Code. The CEB may also consider whatever additional factors it believes are relevant and appropriate.
B. All violations are fact-specific and not easily subject to uniform rules. Nothing in this Rule restricts or limits the CEB's discretion in determining fines. The provisions of this Rule are for guidance purposes only.
C. The CEB may first determine an initial fine based on the gravity of the violation, then may reduce the initial fine based on actions taken by the violator to correct the violation (if any), and then may increase that amount for any previous violations committed by the violator.
D. Fines for Correctable Violations

i. The calculation of initial daily fine for a Correctable Violation may be based upon whether the violation was a Major Violation, Moderate Violation, or Minor Violation, as follows:

| Type | Major Violation | Moderate Violation | Minor Violation |
|---|---|---|---|
| First Violation | $200-250 | $150-$200 | $100-$150 |
| Repeat Violation | $400-$500 | $300-$400 | $200-$300 |

ii. Reductions in the initial daily fine based on actions taken by the violator prior to the hearing may be 0% to 100%, depending upon the factors the CEB considers relevant, including the violator's good faith and cooperation with the City and the CEB, the timeliness of the correction, whether the correction was complete, and actions taken by the violator to ensure the violation will not recur.

iii. Increases in the initial fine for a Correctable Violation based on one or more previous violations committed by the violator may be 0% to 50%, based on any factor(s) the CEB finds relevant, including the number, gravity, and recency of previous violation(s).

iv. Fines for violations associated with a Noncompliance Order shall begin on accrue on the date the order is signed by the Chair.

v. Fines associated with a Repeat Violation Order shall begin to accrue on the date the Code Inspector discovers the Repeat Violation.

vi. Daily fines shall continue to accrue until the date the violation(s) are corrected.

E. Fines for Irreparable or Irreversible Violations

i. The calculation of an initial fine for an Irreparable or Irreversible Violation may be as follows:

| Major Violation | Moderate Violation | Minor Violation |
|---|---|---|
| $4000-$5000 | $3000-$4000 | $1000-$3000 |

ii. Reductions in the initial daily fine based on actions taken by the violator prior to the hearing may be 0% to 100%, depending upon the factors the CEB considers relevant, including the violator's good faith and cooperation with the City and the CEB, and actions taken by the violator to ensure that the violation will not recur.

iii. Increases in the initial fine for an Irreparable or Irreversible Violation based on one or more previous violations committed by the violator may be 0% to 50%, based on any factor(s) the CEB finds relevant, including the number, gravity, and recency of the previous violation(s).

F. In no event may any fine imposed by the CEB exceed the limits set forth in Section 2-164(b) of the Code.

Rule 25 – Agreed Orders

A. The parties may enter into an Agreed Order that resolves all or part of any of issues to be presented at an Enforcement Hearing. The Agreed Order must be signed by all parties.
B. The Code Inspector shall present the Agreed Order to the CEB. The Code Inspector shall present sufficient supporting documentation with the Agreed Order to establish that it should be approved by the CEB. If someone other than the Respondent is signing the Agreed Order on the Respondent's behalf, proof of authorized representation must be submitted.
C. The CEB shall either accept or deny the Agreed Order. If the Agreed Order is accepted, the CEB shall issue an appropriate order and proceed with any matters unresolved by the Agreed Order, if any.

Rule 26 – Preparation of Notices and Orders

The City shall prepare a written draft of all notices and orders to be issued by the CEB promptly after each Meeting for signature by the Chair and issuance by the Clerk on behalf of the CEB. The City and the Chair shall ensure that all written notices and orders properly reflect the determinations of the CEB at the Enforcement Hearing.

Rule 27 – The Record

A. Any photographs, tapes, discs, or other recordings, documents, exhibits, diagrams, petitions, letters, or other materials presented to the CEB in support of, or in opposition to, an item to be considered by it will be entered into the record.
B. The Clerk will be custodian of all the documents entered into the record. The Community Development Department will be responsible for maintaining the documents.
C. In the event the CEB determines there was an error or omission regarding placement of an item into record, any member of the CEB may move to correct such error, and such act of correction will be done upon a majority vote of the Members.

Rule 28 – Foreclosures

A. After the expiration of three (3) months from the date any unpaid lien imposing a fine is recorded, the City shall place an item on the Agenda for the CEB to discuss foreclosing on the lien pursuant to Section 2-167 of the Code.
B. The City shall provide notice to the Respondent of the agenda item, and the Respondent shall be entitled to be heard at the meeting and provide good cause as to why the lien should not be foreclosed.
C. Unless good cause is shown, the CEB shall direct the City Attorney to foreclose upon an unpaid lien pursuant to Section 2-167 of the Code.

Rule 29 - Amendments

These rules may be amended at any time by a majority vote of the Members of the CEB.

**Appendix 1**

Treasure Island Code Enforcement Board Agenda

1. The Pledge of Allegiance
2. Roll Call
3. Administration of the Oath of Office to New Members
4. Cell Phone Announcement
5. Explanation of hearing procedures by City Attorney
6. Hearings
    a. Administration of Oath to all potential witnesses
    b. Old Business
    c. New Business
7. Other Old Business
    a. Foreclosure of any unpaid liens for fines imposed by the CEB
    b. Public Comment
8. Other New Business
    a. Public Comment
9. City Attorney Reports
10. Enforcement Staff Reports
11. Board Member Reports
12. Public Comments on Non-Agenda Items
13. Adjournment

## Appendix 2

Sample Announcement for Conflicts of Interest and Ex Parte Communications

"If any member of this Board has any conflict of interest or has engaged in any ex parte communications as defined by Section 2-109 of the City of Treasure Island Code of Ordinances, you are hereby directed to disclose all of those matters now."

## Appendix 3

Request to Silence Cell Phones and Electronic Devices

"To maintain decorum and avoid interruptions, we ask that all participants and spectators silence or turn off all cell phones and electronic devices for the remainder of this meeting."

## Appendix 4

First Violation Order

In the case (Case Number), 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, (Respondents Name), is/is not found to be a first-time violator of the Treasure Island Code of Ordinances (Section's Violated) and is ordered to (Order of Corrective Action). If the above corrective action is not accomplished by (Date), a return hearing notice will be posted and the Respondent will return to hearing on (Date) 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.

## Appendix 5

Noncompliance Order

In the case (Case Number), 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 existed after the compliance date in the final order and therefore, the Respondent, (Respondents Name) has failed to comply with the compliance deadline of (Date), 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 (Fine amount) per day for each day the violation(s) have continued and continue past that deadline, with fines beginning to accrue on (Date), 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 (Amount), representative of (Number of Days) days of noncompliance at (Fine Amount) per day, which is hereby imposed as a fine and certified as a lien against the Subject Property and any other real or personal property of the Respondent; a certified copy of this Order shall be recorded in the Official Records of Pinellas County, Florida, to perfect the lien, which shall be enforceable as provided in Florida law

## Appendix 6

### Repeat Violator without Corrective Action

In the case (*insert case number*), 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 exists (*describe the violation)* and therefore, the Respondent (*insert name of Respondent*) is in violation of the Treasure Island Code of Ordinances, Section (*insert Section number, i.e., Section 68495*) for the property located at (*insert property address)* and order the Respondent to (*describe the action necessary to correct the violation)* to comply with said section(s) of the Code.

Further, the Board find that on *(date)*, this Respondent was initially found to be a first time violator and therefore, this Respondent is found to be a repeat violator. The Code Enforcement Board orders a fine of $*(amount)* per day, to be imposed for the period beginning *(date)*, and continuing until the property is brought into compliance. In determining the amount of the fine, the Code Enforcement
Board took into consideration the following;

- the gravity of the violation,
- any actions taken by the violator to correct the violation, and
- any previous violations committed by the violator.

The Code Enforcement Board also assessed administrative costs incurred by the City in the prosecution of this matter to be determined plus any applicable recording fees. Further, order that a certified copy of this Administrative Order shall be recorded in the Official Records of Pinellas County, and shall constitute a lien against any real or personal property owned by the violator and authorize the Chairman of the Code Enforcement Board to sign the completed Administrative Order.

### Repeat Violator with Corrective Action

In the case (insert case number), 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 existed (describe the violation) and therefore, the Respondent (*insert name of Respondent*) was in violation of the Treasure Island Code of Ordinances, Section (*insert Section number, i.e., Section 68495*) for the property located at (*insert property address*) between the dates of *month-day-year* and *month-day-year*.

Further, the Board find that on (date), this Respondent was initially found to be a first time violator and therefore, this Respondent is found to be a repeat violator. The Code Enforcement Board orders a fine of $(*amount*) per day, to be imposed for the period the property was in violation between *month-day-year* and *month-day-year* when the property was brought into compliance. In determining the amount of the fine, the Code Enforcement Board took into consideration the following;

- the gravity of the violation,
- any actions taken by the violator to correct the violation, and
- any previous violations committed by the violator.

The Code Enforcement Board also assessed administrative costs incurred by the City in the prosecution of this matter to be determined plus any applicable recording fees. Further, order that a certified copy of this Administrative Order shall be recorded in the Official Records of Pinellas County, and shall constitute a lien against any real or personal property owned by the violator and authorize the Chairman of the Code Enforcement Board to sign the completed Administrative Order.

**AGENDA ITEM NO. IX.1**

# Item Cover Page

**CODE ENFORCEMENT BOARD AGENDA ITEM REPORT**

**DATE:** August 19, 2026

**SUBMITTED BY:** Anna Bartenstein, Community Development

**ITEM TYPE:** CEB Exhibit

**AGENDA SECTION:** NEW BUSINESS

**SUBJECT:** PROPMAINT-006928-2026
11100 1st Street E, Treasure Island, FL
Nicole Ingalls

**BACKGROUND:**

**POLICY/PURPOSE:**

**STRATEGIC PLAN RELEVANCE:**

**ANALYSIS/DISCUSSION:**

**FUNDING:**

**MOTION:**

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**ATTACHMENTS:**
1. Evidentiary Fact Sheet.pdf
2. Complaint.pdf
3. Courtesy Notice 11100 1st St.pdf
4. Courtesy Notice photos 4.15.26.pdf
5. NOV 11100 1st St E.pdf
6. AOS NOV 11100 1st St.pdf
7. Notice of Violation photos 5.26.pdf
8. CM NOV 11100 1st St.pdf
9. Notice of Hearing PROPMAINT-006928-2026 (11100 1ST ST TREASURE ISLAND, FL 33706).pdf
10. AOS NOH 11100 1st St.pdf
11. Notice of Hearing photos 8.5.26.pdf

12. CM NOH 11100 1st St.pdf
13. Ceritifed Mail tracking.pdf
14. PCPAO Proof of PO.pdf
15. Tax Collector Proof of PO.pdf
Code Enforcement Board PROPMAINT-006928-2026.pptx

# 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 # PROPMAINT-006928-2026

1. Address of Violation:
   11100 1st Street E, Treasure Island, FL 33706
2. Property Description:

   Address of Violation: 11100 1st st E, Treasure Island, FL, 33706
   Property Description: 0110 Single Family Home
   Zoning District: RM-15
   Parcel #: 23-31-15-43470-006-0870
   Legal Description: ISLE OF PALMS BLK F, LOT 87 & 3FT STRIP RESERVED & RIP RTS

3. Description of Violations
   a. Dock is in disrepair and could potentially become a safety risk.

4. Code Provisions Violated
   Sec. 68-495. – Minimum property standards.
   Sec. 69-71. -- Docks, davits, boat lifts and boats.

5. Staff Actions
   a. Courtesy Notice – 4.16.26
      i. Complaint – 4.14.26
      ii. Mailed Courtesy Notice
      iii. Pictures from 4.16.26
   b. Notice of Violation – 5.28.26
      i. Affidavit of Service
      ii. Proof of Property Ownership
         - PCPAO Printout
         - Pinellas County Tax Collector
      iii. Pictures of Posting
   c. Notice of Hearing-8.5.26
      i. Pictures from posting
      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 69-71 and Section 68-495 and required to complete the following steps within 30 days. The steps required to correct the violations include:

   a. Remove or repair dock to its original state

7. Proposed Motion

   In the case PROPMAINT-006928-2026, 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, Nicole Ingalls, is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 69-495 and Section 69-71 and is ordered to remove or repair their dock to its original state, If the above corrective action is not accomplished by September 18, 2026, a return hearing notice will be posted and the Respondent will return to a future hearing for further determination.

   Upon complying with said sections of the code, the Respondent shall notify the Community Development Department

Outlook

## Fw: Problems on Isle of Palms in Treasure Island

**From** Dixon, James <jdixon@mytreasureisland.org>
**Date** Tue 4/14/2026 2:33 PM
**To** Bartenstein, Anna <abartenstein@mytreasureisland.org>

fyi


TREASURE ISLAND FLORIDA

James Dixon

Code Compliance Supervisor

City of Treasure Island

10451 Gulf Blvd., Treasure Island, FL 33706

727-224-2874


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**From:** Van Zant, Charles <cvanzant@mytreasureisland.org>
**Sent:** Tuesday, April 14, 2026 2:18 PM
**To:** Edwards, Maryellen <medwards@mytreasureisland.org>; Dixon, James <jdixon@mytreasureisland.org>
**Subject:** Fwd: Problems on Isle of Palms in Treasure Island

Sent from my iPhone

Begin forwarded message:

> **From:** John Doctor <john.doctor42@gmail.com>
> **Date:** April 14, 2026 at 12:38:30 PM EDT
> **To:** "Van Zant, Charles" <cvanzant@mytreasureisland.org>
> **Subject: Fwd: Problems on Isle of Palms in Treasure Island**
>
> **This Message Is From an Untrusted Sender**
> You have not previously corresponded with this sender.
>
> FYI, sent by our former mayor. Please have someone reach out.

John
Sent from my iPhone

Begin forwarded message:

**From:** Larry Lunn <larrylunn@yahoo.com>
**Date:** April 14, 2026 at 8:40:54 AM EDT
**To:** john.doctor42@gmail.com
**Cc:** Belinda Lunn <belindalunn@yahoo.com>, Lawrence Lunn <larrylunn@yahoo.com>
**Subject: Problems on Isle of Palms in Treasure Island**

Mayor Doctor,
My Wife has attempted to contact someone at the City to advise the City of some violations on properties in the 11000 and 11100 blocks on 1st Street East. My Wife advised me that she has been unsuccessful after her multiple attempts to contact the City.
The concerns are as follows:
11090 1st Street - a huge pepper tree is growing out into the bay.
11100 1st Street East - a portion of the dock has fallen into the bay and in the event of another major storm, docks North of 11100 could be damaged by debris from dislodged portions of the dock.
11135 1st Street East - the house was flooded during the hurricane, in 2024, and the owners have not taken any steps to repair the house, which my Wife believes is a health hazard. Also, an automobile, with no plates, has been parked in the driveway partially in front of the house since the hurricane in 2024.
My Wife would appreciate action by the City to correct these violations.
Lawrence Lunn
727-348-4082

Sent from Yahoo Mail for iPhone

# City of Treasure Island, Florida

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


**Case No. PROPMAINT-006928-2026**

Date: April 16, 2026

Nicole Ingalls
11100 1st St E
Treasure Island, FL 33706

Address: 11100 1ST ST E, TREASURE LN TREASURE ISLAND FL. 33706

## Courtesy Notice of Code Violation

During a recent inspection of the property located at 11100 1st Street East in the city of Treasure Island, FL it was noted that this property is in violation of the following City Code(s): **Sec. 68-495 and Sec. 69-71.**

- **Dock is in disrepair and could potentially become a safety risk.**

The following Code Sections describe this in more detail:

**Sec. 68-495. – 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. 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.

**Sec. 69-71. -- Docks, davits, boat lifts and boats.**

(b) *Disrepair or dilapidated* docks. If any dock is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well-being of the community or individual members thereof, such structure must be either removed or repaired replaced as to conform with the requirements of these regulations. Repairs may be made to nonconforming docks and lifts.

(c) *Repair of docks damaged by natural disaster.* Dock owners shall be permitted to repair or replace docks that have been damaged by a natural disaster in the same configuration as the original permitted dock.

**Corrective Action:**

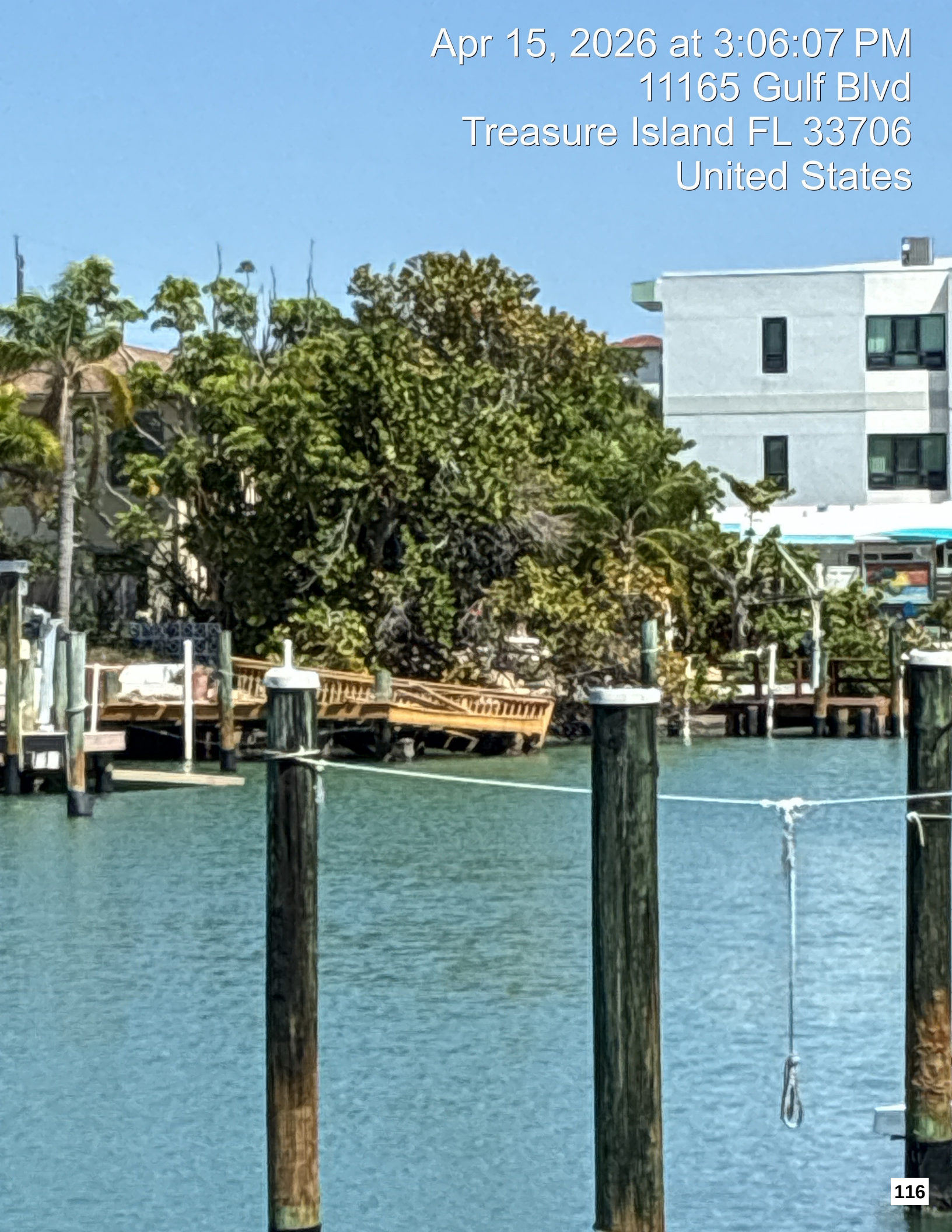
- Remove or repair the dock to its original state.

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.

For the City,

Anna Bartenstein
Code Compliance Inspector
The City of Treasure Island
codes@mytreasureisland.org
727.486.8070


Apr 15, 2026 at 3:06:07 PM
11165 Gulf Blvd
Treasure Island FL 33706
United States

Apr 15, 2026 at 3:06:43 PM
11165 Gulf Blvd
Treasure Island FL 33706
United States

# City of Treasure Island, Florida

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


**City of Treasure Island, Florida**
**Code Enforcement**
**Case No: PROPMAINT-006928-2026**

**May 28, 2026**

**VIA First Class Mail and Certified Mail Return Receipt Requested**

**Nicole Ingalls**
**11100 1st St. E.**
**Treasure Island FL, 33706**

**RE: Notice of Violation, City of Treasure Island v Nicole Ingalls**

Dear Nicole Ingalls,

Please be advised that your property located at 11100 1st St E, FL 33706, is in violation of **Section 68-495 & 69-71** 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: 11100 1st st E, Treasure Island, FL, 33706
Property Description: 0110 Single Family Home
Zoning District: RM-15
Parcel #: 23-31-15-43470-006-0870
Legal Description: ISLE OF PALMS BLK F, LOT 87 & 3FT STRIP RESERVED & RIP RTS

**Section B-Description of Violations**

- **Dock is in disrepair and could potentially become a safety risk.**

**Section C- Code Provisions Violated**

**Sec. 68-495. – 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.

**Sec. 69-71. -- Docks, davits, boat lifts and boats.**

(b) *Disrepair or dilapidated* docks. If any dock is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well-being of the community or individual members thereof, such structure must be either removed or repaired replaced as to conform with the requirements of these regulations. Repairs may be made to nonconforming docks and lifts.

(c) *Repair of docks damaged by natural disaster.* Dock owners shall be permitted to repair or replace docks that have been damaged by a natural disaster in the same configuration as the original permitted dock.

**Section D- Corrective Action Due by: 12:00 AM on Sunday, June 28, 2026**

- Remove or repair the dock to its original state.

**If the corrective action set forth above is not taken by 12:00 AM on 06/28/2026, 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.

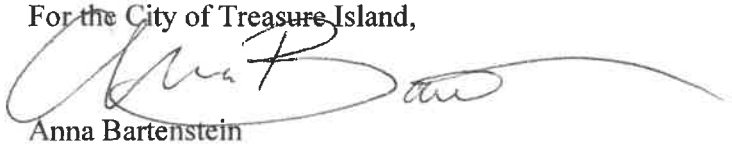
The Code Enforcement Board has the power to subpoena alleged violators and witnesses to its hearings, to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case, to take testimony under oath, and to issue Orders having the force and effect 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,



Anna Bartenstein
Code Compliance Inspector
City of Treasure Island
727-486-8070

# 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: PROPMAINT-006928-2026

I hereby certify that a copy of the Notice of Violation was served on May 28, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
11100 1st Street E, Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1619 8100 87 (Receipt Attached)

x Posting on the property at: 11100 1st Street E, Treasure Island FL 33706 (Picture Attached)

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

By: _____

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 [X] physical presence or [__] online notarization, this 28 day of May, 2026, by Anna Bartenstein is personally known to me or has produced as identification.

NOTARY PUBLIC STATE OF FLORIDA
BIANCA A. DANET
MY COMMISSION # HH505397
EXPIRES: March 18, 2028

NOTARY SEAL

_____
Notary Public


May 28, 2026 at 2:26:00 PM
11110 First St E
Treasure Island FL 33706
United States
11100

May 5, 2026 at 10:10:16 AM
11090 First St E
Treasure Island FL 33706
United States

May 5, 2026 at 10:10:21 AM
11090 First St E
Treasure Island FL 33706
United States

May 5, 2026 at 10:10:22 AM
11090 First St E
Treasure Island FL 33706
United States

May 28, 2026 at 2:50:51 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 Fax (727) 547-4582
www.mytreasureisland.org

**City of Treasure Island, Florida**
**Code Enforcement**
**Case No: PROPMAINT-006928-2026**

**May 28, 2026**

**VIA First Class Mail and Certified Mail Return Receipt Requested**

**Nicole Ingalls**
**11100 1st St. E.**
**Treasure Island FL, 33706**

**RE: Notice of Violation, City of Treasure Island v Nicole Ingalls**

Dear Nicole Ingalls,

Please be advised that your property located at 11100 1st St E, FL 33706, is in violation of **Section 68-495 & 69-71** 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).

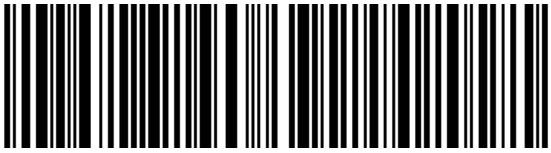
**Section A- Description of the Property**

Address of Violation: 11100 1st st E, Treasure Island, FL, 33706
Property Description: 0110 Single Family Home
Zoning District: RM-15
Parcel #: 23-31-15-43470-006-0870
Legal Description: ISLE OF PALMS BLK F, LOT 87 & 3FT STRIP RESERVED & RIP RTS

**Section B-Description of Violations**

- **Dock is in disrepair and could potentially become a safety risk.**

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1619 8100 87

Nicole Ingalls
11100 1st Street E.
Treasure Island FL 33706

# 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. PROPMAINT-006928-2026**

**Notice Of Hearing**
**(First Offense)**

August 5, 2026

**VIA First Class Mail and Certified Mail Return Receipt Requested**

**Nicole Ingalls**

**11100 1st Street E**

**Treasure Island FL 33706**

**RE: Notice of Hearing, City of Treasure Island v. Nicole Ingalls**

Dear Nicole Ingalls,

On May 28th, 2026, the City provided you with a Notice of Violation for the above referenced property. You were required to correct the violation by June 28th, 2026. It is alleged that you have failed to correct the violation set forth 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, August 19, 2026, at 11:00AM, 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: 11100 1st st E, Treasure Island, FL, 33706
Property Description: 0110 Single Family Home
Zoning District: RM-15
Parcel #: 23-31-15-43470-006-0870
Legal Description: ISLE OF PALMS BLK F, LOT 87 & 3FT STRIP RESERVED & RIP RTS

**Section B-Description of Violations**

- Dock is in disrepair and could potentially become a safety risk.

**Section C- Code Provisions Violated**

Sec. 68-495. – Minimum property standards.

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.

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.

Sec. 69-71. -- Docks, davits, boat lifts and boats.

(b) Disrepair or dilapidated docks. If any dock is permitted to fall into disrepair so as to become a dangerous structure involving risks to the safety and well-being of the community or individual members thereof, such structure must be either removed or repaired replaced as to conform with the requirements of these regulations. Repairs may be made to nonconforming docks and lifts.

(c) Repair of docks damaged by natural disaster. Dock owners shall be permitted to repair or replace docks that have been damaged by a natural disaster in the same configuration as the original permitted dock.

**Section D- Corrective Action**

The corrective action required to come into compliance with the City's Code or Ordinances is to:

- Demolish or repair dock to its original state before damage.

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 August 9th, 2026, to:**

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # PROPMAINT-006928-2026"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than August 9, 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) 486-8070** or **codes@mytreasureisland.org.**

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: PROPMAINT-006928-2026

I hereby certify that a copy of the Notice of Violation was served on August 5, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
11100 1st St E, Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1621 4651 52 & 5705 Deer Point Ct, Newaygo, MI 49337 CN 9214 8902 9562 6590 1621 4653 12 (Receipt Attached)

x Posting on the property at: 11100 1st St E, Treasure Island FL 33706 (Picture Attached)

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

By: _____

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 [X] physical presence or [__] online notarization, this 5th day of August, 2026, by Anna Bartenstein is personally known to me or has produced as identification.

NOTARY SEAL

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

_____
Notary Public

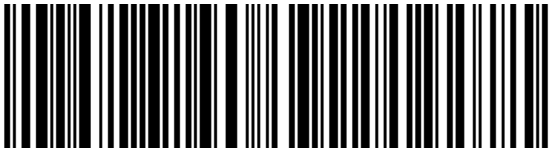

Aug 5, 2026 at 1:18:48 PM
11100 First St E
Treasure Island FL 33706
United States
133

Aug 5, 2026 at 1:13:20 PM
11125 Gulf Blvd
Treasure Island FL 33706
United States

Aug 5, 2026 at 1:13:22 PM
11125 Gulf Blvd
Treasure Island FL 33706
United States

Aug 5, 2026 at 1:18:56 PM
11100 First St E
Treasure Island FL 33706
United States

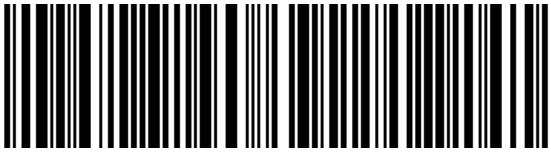
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1621 4651 52

Nicole Ingalls
11100 1st Street E
Treasure Island FL 33706

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1621 4653 12

Nicole Ingalls
5705 Deer Point Ct
Newaygo MI 49337

## Mailpiece Information

| Tracking Number | Reference (Shown on Signature): | Internal Reference/Description | Return Address | Destination Address | Date Mailed | Last Delivery Status |
|---|---|---|---|---|---|---|
| 9214890295626590162146531 2 | | | City of Treasure Island<br>10451 Gulf Blvd<br>Treasure Island, FL 33706 | Nicole Ingalls<br><br>5705 Deer Point Ct<br>Newaygo , MI 49337 | 8/5/2026 | Delivered Left With Individual<br>NEWAYGO, MI<br>2026-08-10 |

## USPS Tracking Details

| Date | Status of Item | Location |
|---|---|---|
| 2026-08-10, 11:33am | Delivered Left With Individual | NEWAYGO, MI 49337 |
| 2026-08-09, 11:18pm | Processed Through Usps Facility | GRAND RAPIDS MI DISTRIBUTION CENTER, 49599 |
| 2026-08-09, 2:39pm | Processed Through Usps Facility | GRAND RAPIDS MI DISTRIBUTION CENTER, 49599 |
| 2026-08-09, 7:48am | Processed Through Usps Facility | GRAND RAPIDS MI DISTRIBUTION CENTER, 49599 |
| 2026-08-06, 10:56pm | Processed Through Usps Facility | TAMPA, FL 33630 |
| 2026-08-06, 9:33pm | Processed Through Usps Facility | TAMPA, FL 33630 |
| 2026-08-06, 8:18pm | Origin Acceptance | SAINT PETERSBURG, FL 33706 |
| 2026-08-05, 7:09pm | Pre-Shipment Info Sent Usps Awaits Item | SAINT PETERSBURG, FL 33706 |

[redacted]

## Parcel Summary (as of 13-Aug-2026)

Parcel Number
**23-31-15-43470-006-0870**

Owner Name
INGALLS, NICOLE

Property Use
0110 Single Family Home

Site Address
11100 1ST ST E
TREASURE ISLAND, FL 33706

Mailing Address
11100 1ST ST E
TREASURE ISLAND, FL 33706-4618

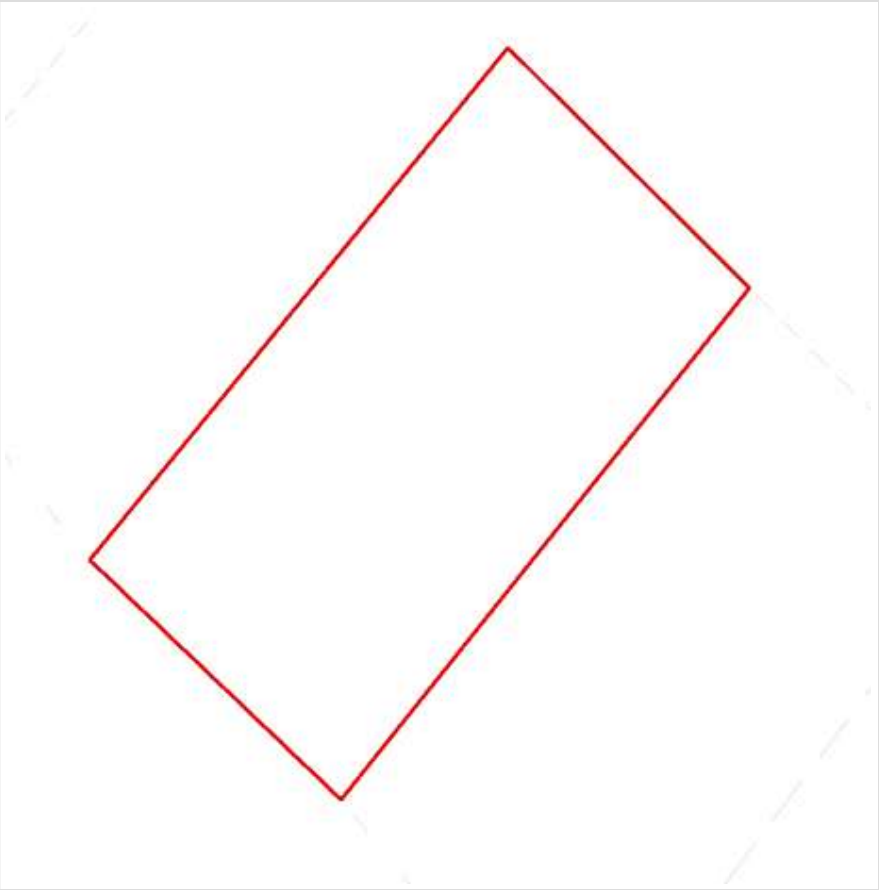
Legal Description
ISLE OF PALMS BLK F, LOT 87 & 3FT STRIP RESERVED & RIP RTS

Current Tax District
TREASURE ISLAND (TI)

Year Built
1956

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| 1,040 | 1,712 | 1 | 1 |

## Parcel Map



## 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 |
|---|---|---|---|---|---|---|---|
| 22513/0614 | $651,200 | 279.05 | A | Current FEMA Maps | Check for EC | Zoning Map | 7/52 |

## 2026 Preliminary Values

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|
| 2026 | $556,124 | $556,124 | $556,124 | $556,124 | $556,124 |

## 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 |
|---|---|---|---|---|---|---|
| 2025 | N | $547,268 | $547,268 | $547,268 | $547,268 | $547,268 |
| 2024 | N | $763,906 | $608,382 | $608,382 | $763,906 | $608,382 |
| 2023 | N | $553,075 | $553,075 | $553,075 | $553,075 | $553,075 |
| 2022 | N | $550,508 | $550,508 | $550,508 | $550,508 | $550,508 |
| 2021 | N | $383,126 | $383,126 | $383,126 | $383,126 | $383,126 |

## 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 |
|---|---|---|---|---|---|---|
| 20-Jul-2023 | $100 | U | I | INGALLS NICOLE | INGALLS NICOLE | 22513/0614 |
| 19-Jun-2023 | $100 | U | I | INGALLS WILLIAM II | INGALLS NICOLE | 22483/2052 |
| 28-Jul-2022 | $525,000 | Q | I | ELLIOTT ROBIN RAY | INGALLS WILLIAM II | 22151/2538 |
| 18-Oct-2021 | $100 | U | I | ELLIOTT ROBIN RAY TRUSTEE | ELLIOTT ROBIN RAY | 21768/0206 |
| 19-Jun-2012 | $100 | U | I | JOHNSON ROBERT E | JOHNSON FAMILY TRUST | 17646/1000 |

## 2026 Land Information

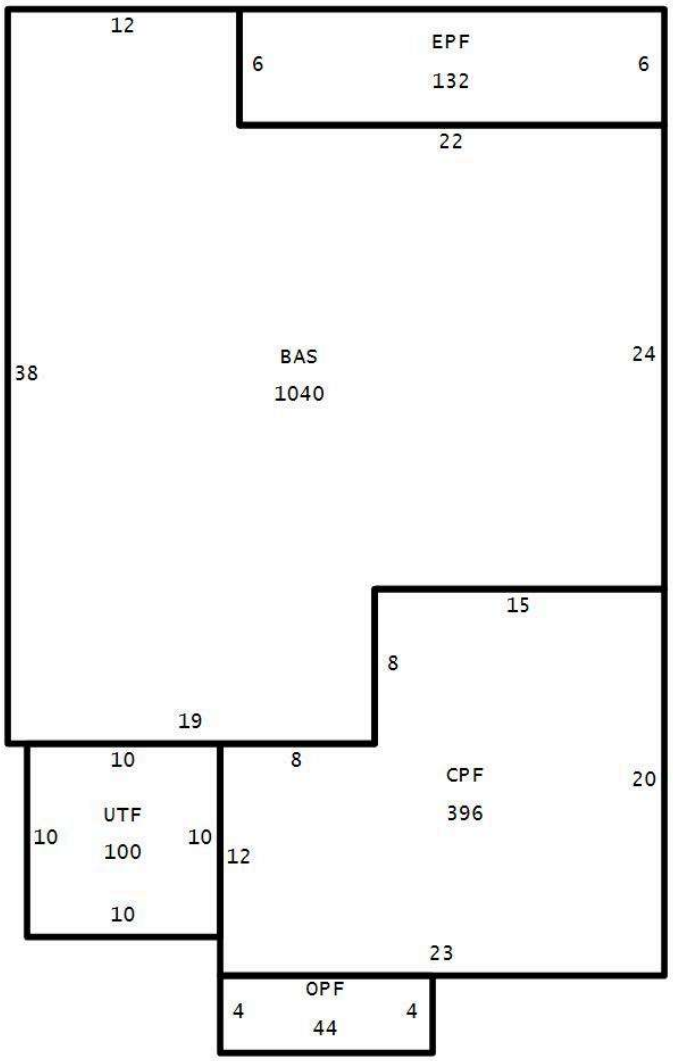
| | | |
|---|---|---|
| Land Area: ≅ 4,853 sf \| ≅ 0.11 acres | Frontage and/or View: Canal/River | Seawall: Yes |

| Property Use | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---|---|---|---|---|---|---|
| Single Family | 50x100 | $11,000 | 50.00 | FF | 1.0700 | $588,500 |

## 2026 Building 1 Structural Elements and Sub Area Information

| Structural Elements | |
|---|---|
| Foundation | Continuous Footing Poured |
| Floor System | Slab On Grade |
| Exterior Walls | Concrete Block |
| Unit Stories | 1 |
| Living Units | 1 |
| Roof Frame | Gable Or Hip |
| Roof Cover | Bu Tar & Gravel Alt |
| Year Built | 1956 |
| Building Type | Single Family |
| Quality | Average |
| Floor Finish | Carpet/Hardtile/Hardwood |
| Interior Finish | Drywall/Plaster |
| Heating | Central Duct |
| Cooling | Cooling (Central) |
| Fixtures | 3 |
| Effective Age | 43 |

| Sub Area | Living Area SF | Gross Area SF |
|---|---|---|
| Base (BAS) | 1,040 | 1,040 |
| Carport (CPF) | 0 | 396 |
| Enclosed Porch (EPF) | 0 | 132 |
| Open Porch (OPF) | 0 | 44 |
| Utility (UTF) | 0 | 100 |
| **Total Area SF** | **1,040** | **1,712** |




## 2026 Extra Features

| Description | Value/Unit | Units | Total Value as New | Depreciated Value | Year |
|---|---|---|---|---|---|
| DOCK | $62.00 | 384.0 | $23,808 | $9,523 | 1990 |
| PATIO/DECK | $15.00 | 520.0 | $7,800 | $3,120 | 1956 |
| PATIO/DECK | $15.00 | 350.0 | $5,250 | $2,100 | 1956 |
| STM/SEC SH | 0.00 | 1 | $0 | $0 | 1999 |
| STM/SEC SH | 0.00 | 2 | $0 | $0 | 1995 |

## 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 |
|---|---|---|---|
| BLDR-008540-2024 | ADDITION/REMODEL/RENOVATION | 02/20/2025 | $25,000 |
| PLMR-005611-2023 | PLUMBING | 04/20/2023 | $1,176 |
| BLDR-004402-2022 | ROOF | 08/04/2022 | $12,300 |
| 201501623 | HEAT/AIR | 10/08/2015 | $6,670 |
| 201401733 | MISCELLANEOUS | 12/30/2014 | $51,750 |
| 9900364BP | SHUTTERS | 12/01/1999 | $1,067 |

## 2025 DELINQUENT REAL ESTATE TAX

**Adam Ross, Pinellas County Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

| Face: $9832.52 | Cert #4647 | If Received By | Aug 31, 2026 | Sep 30, 2026 | Oct 30, 2026 |
|---|---|---|---|---|---|
| Rate: 0.25% | Bidder #3862079 | Pay this Amount | $10330.40 | $10330.40 | $10330.40 |

| ACCOUNT NUMBER | ESCROW CODE | MILLAGE CODE |
|---|---|---|
| R252098 | | TI |

PARCEL NO.: 23/31/15/43470/006/0870
SITE ADDRESS: 11100 1ST ST E, TREASURE ISLAND
PLAT: 7 PAGE: 52
LEGAL:
ISLE OF PALMS
BLK F, LOT 87 & 3FT STRIP
RESERVED & RIP RTS

INGALLS, NICOLE
11100 1ST ST E
TREASURE ISLAND, FL 33706-4618

MAKE PAYMENT ONLY WITH CASHIER'S CHECK, OFFICIAL BANK DRAFT, MONEY ORDER OR CASH

### AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION | TAXABLE VALUE | TAXES LEVIED |
|---|---|---|---|---|---|
| GENERAL FUND | 4.5423 | 547,268 | 0 | 547,268 | 2,485.86 |
| HEALTH DEPARTMENT | 0.0713 | 547,268 | 0 | 547,268 | 39.02 |
| EMS | 0.8050 | 547,268 | 0 | 547,268 | 440.55 |
| SCHOOL-STATE LAW | 3.0450 | 547,268 | 0 | 547,268 | 1,666.43 |
| SCHOOL-LOCAL BD. | 3.2480 | 547,268 | 0 | 547,268 | 1,777.53 |
| TREASURE ISLAND | 3.8129 | 547,268 | 0 | 547,268 | 2,086.68 |
| SW FLA WTR MGMT. | 0.1831 | 547,268 | 0 | 547,268 | 100.20 |
| PINELLAS COUNTY PLN.CNCL. | 0.0175 | 547,268 | 0 | 547,268 | 9.58 |
| JUVENILE WELFARE BOARD | 0.8250 | 547,268 | 0 | 547,268 | 451.50 |

TOTAL MILLAGE 16.5501 — GROSS AD VALOREM TAXES $9,057.35

### NON-AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY | AMOUNT |
|---|---|

GROSS NON-AD VALOREM ASSESSMENTS $0.00

**TAXES BECOME DELINQUENT APRIL 1ST** — COMBINED GROSS TAXES AND ASSESSMENTS $9,057.35

**PLEASE RETAIN TOP PORTION FOR YOUR RECORDS**


## 2025 DELINQUENT REAL ESTATE TAX

**Adam Ross, Pinellas County Tax Collector**
Pay in U.S. funds to **Pinellas County Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

| Face: $9832.52 | Cert #4647 | If Received By | Aug 31, 2026 | Sep 30, 2026 | Oct 30, 2026 |
|---|---|---|---|---|---|
| Rate: 0.25% | Bidder #3862079 | Pay this Amount | $10330.40 | $10330.40 | $10330.40 |

| ACCOUNT NUMBER | ESCROW CODE | MILLAGE CODE |
|---|---|---|
| R252098 | | TI |

PARCEL NO.: 23/31/15/43470/006/0870
SITE ADDRESS: 11100 1ST ST E, TREASURE ISLAND
PLAT: 7 PAGE: 52
LEGAL:
ISLE OF PALMS
BLK F, LOT 87 & 3FT STRIP
RESERVED & RIP RTS

INGALLS, NICOLE
11100 1ST ST E
TREASURE ISLAND, FL 33706-4618

MAKE PAYMENT ONLY WITH CASHIER'S CHECK, OFFICIAL BANK DRAFT, MONEY ORDER OR CASH

**CODE BOARD MEETING**

**CITY OF TREASURE ISLAND**

**COMMISSION CHAMBERS**

**Agenda Report**

**Agenda Title Name:** CEB #: PROPMAINT-006928-2026
City of Treasure Island v. Nicole Ingalls
Address: 11100 1st Street E, Treasure Island, FL 33706

**Action Request:** N/A

**Strategic Objective:** N/A

**Date:** August 19, 2026

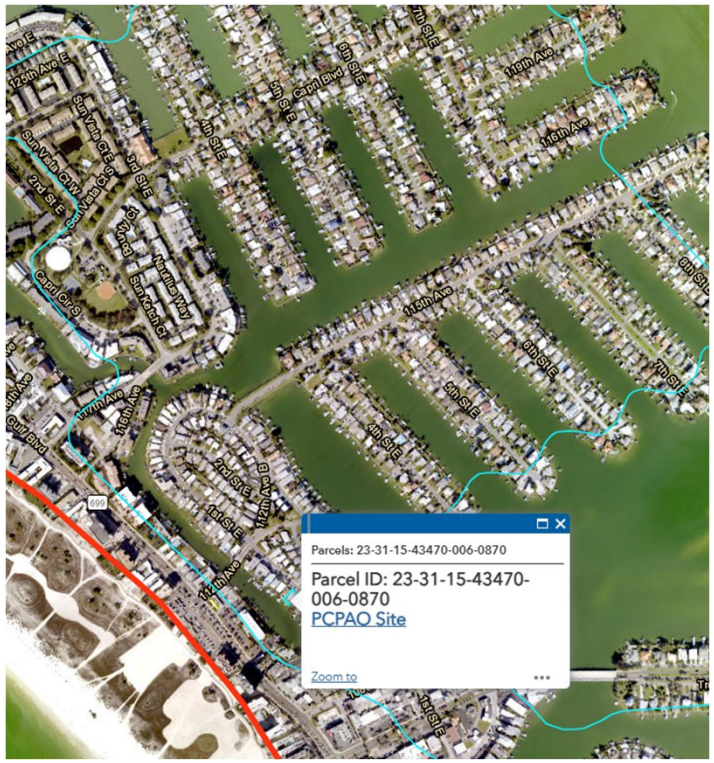
**Prepared By:** Anna Bartenstein, Code Compliance Inspector

**Through**: James Dixon, Code Compliance Supervisor

**Summary of Issue:** First Hearing for Code Case

**Attachments:** **1. Courtesy Notice/Complaint**
**2. Notice of Violation/Affidavit of Service & Evidence**
**3. Notice of Hearing/Affidavit of Service & Evidence**
**4. Supplemental Evidence**

# Zoning Map


Parcels: 23-31-15-43470-006-0870
Parcel ID: 23-31-15-43470-006-0870
PCPAO Site
Zoom to

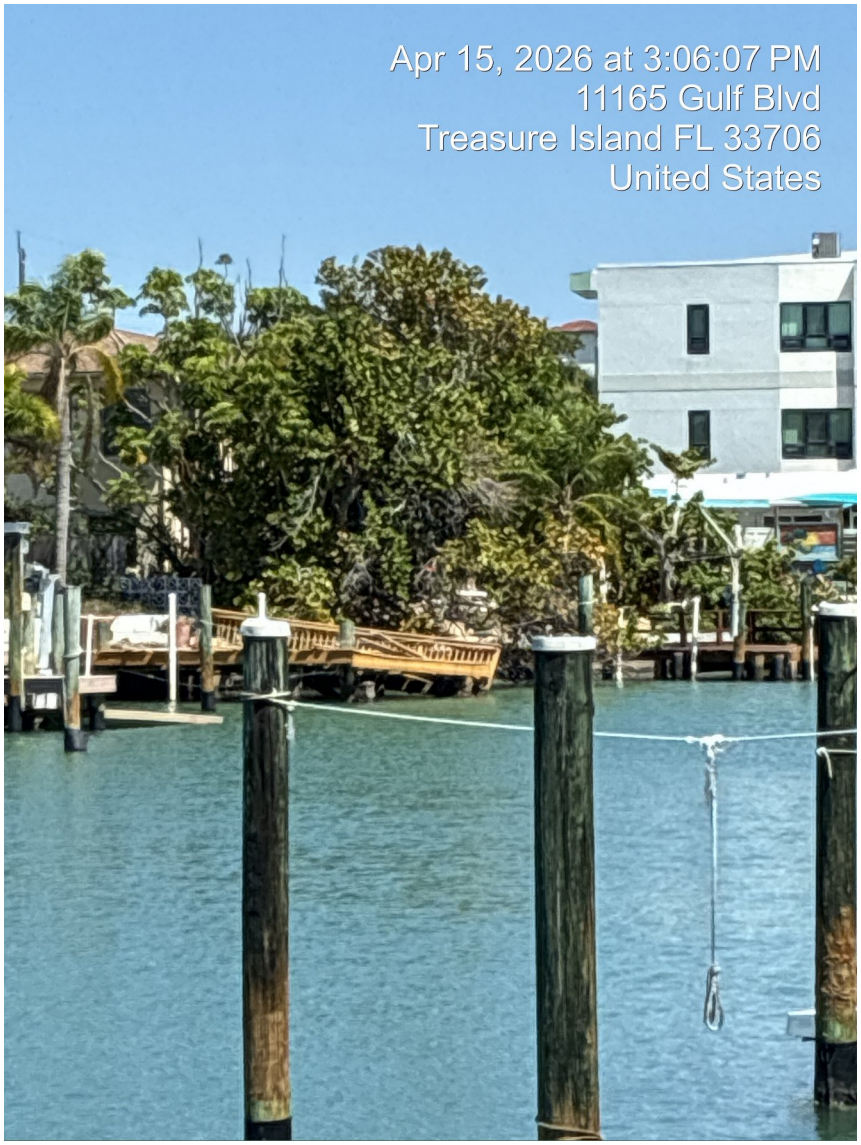

24
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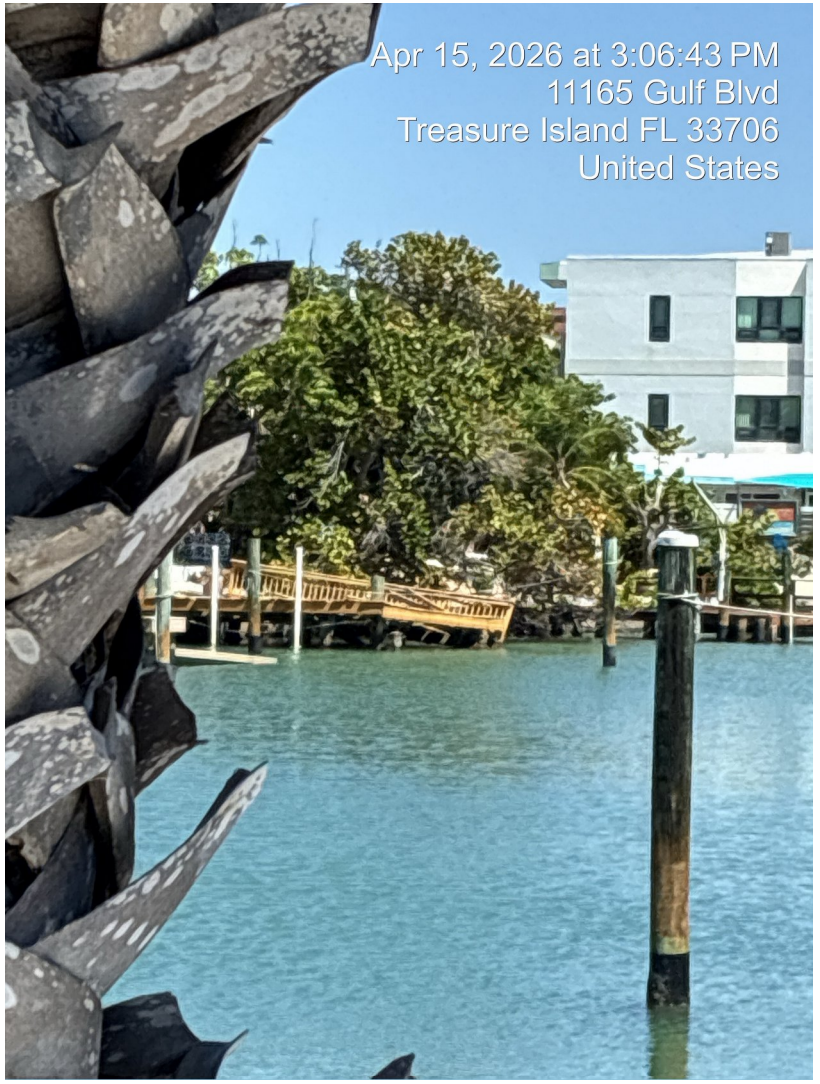
# Code Sections

- Sec. 68-495 – Minimum property standards.
- Sec. 69-71 – Docks, davits, boat lifts and boats.

# Courtesy Notice

- Complaint received April 14, 2026
- Courtesy Notice sent April 16, 2026
  - Pictures


Apr 15, 2026 at 3:06:07 PM
11165 Gulf Blvd
Treasure Island FL 33706
United States


Apr 15, 2026 at 3:06:43 PM
11165 Gulf Blvd
Treasure Island FL 33706
United States

# Notice of Violation

- Boat inspection conducted on May 5, 2026
- NOV for PROPMAINT-006928-2026 posted and mailed to addresses May 28, 2026.
- Affidavit of Service
- Pictures
- Sec. 68-495 and Sec. 69-71

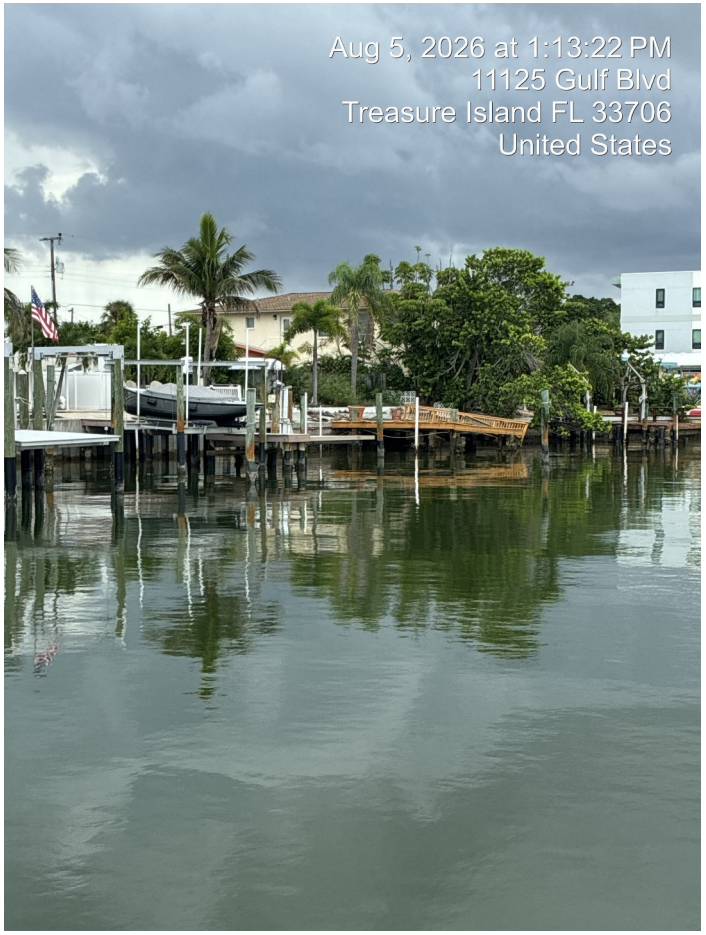

May 5, 2026 at 10:10:16 AM
11090 First St E
Treasure Island FL 33706
United States

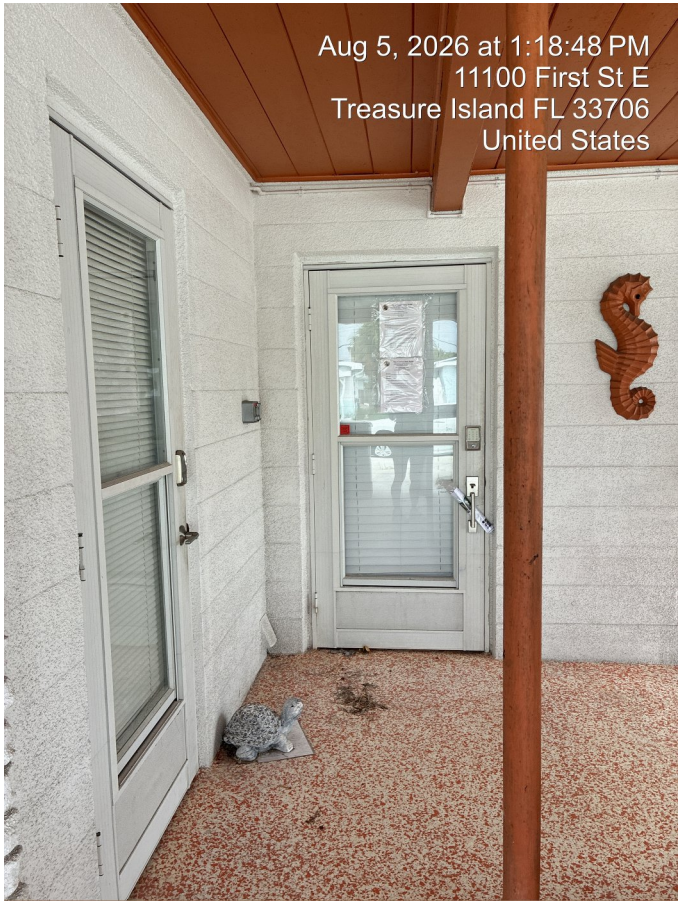

May 5, 2026 at 10:10:21 AM
11090 First St E
Treasure Island FL 33706
United States

# Notice of Hearing

- NOH for PROPMAINT-006928-2026 posted and mailed to addresses May 28, 2026.
- Affidavit of Service
- Pictures
- Sec. 68-495 and Sec. 69-71


Aug 5, 2026 at 1:13:20 PM
11125 Gulf Blvd
Treasure Island FL 33706
United States


Aug 5, 2026 at 1:13:22 PM
11125 Gulf Blvd
Treasure Island FL 33706
United States


Aug 5, 2026 at 1:18:48 PM
11100 First St E
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:
  - Remove or repair dock to its original state

# Proposed Motion

- In the case PROPMAINT-006928-2026, 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, Nicole Ingalls, is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 69-495 and Section 69-71 and is ordered to remove or repair their dock to its original state, If the above corrective action is not accomplished by September 18, 2026, a return hearing notice will be posted and the Respondent will return to a future hearing for further determination.
- Upon complying with said sections of the code, the Respondent shall notify the Community Development Department

**AGENDA ITEM NO. IX.2**

# Item Cover Page

**CODE ENFORCEMENT BOARD AGENDA ITEM REPORT**

**DATE:** August 19, 2026

**SUBMITTED BY:** Anna Bartenstein, Community Development

**ITEM TYPE:** CEB Exhibit

**AGENDA SECTION:** NEW BUSINESS

**SUBJECT:** SWO-007173-2026
172 107th Avenue, Treasure Island, FL 33706
JON M ROWLAND TRE & ROWLAND FAMILY REV TRUST

**BACKGROUND:**

**POLICY/PURPOSE:**

**STRATEGIC PLAN RELEVANCE:**

**ANALYSIS/DISCUSSION:**

**FUNDING:**

**MOTION:**

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**ATTACHMENTS:**
1. Evidentiary Fact Sheet.pdf
2. SWO posting photos 7.16.26.pdf
3. NOV.NOH SWO-007173-2026 (172 107TH AVE TREASURE ISLAND, FL 33706).pdf
4. Affidavit of Service NOV.NOH SWO-007173-2026 (172 107TH AVE TREASURE ISLAND, FL 33706).pdf
5. NOV.NOH SWO-007173-2026 posting photos.pdf
6. Certified Mail 172 107th.pdf
7. Email Correspondence.pdf
8. Proof of PO PCPAO.pdf
9. Proof of PO Tax Collector.pdf

Code Enforcement Board SWO-007173-2026.pptx

# 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 # **SWO-007173-2026**

1. Address of Violation:
   172 107th Avenue, Treasure Island, FL 33706
2. Property Description:

   Address of Violation: 172 107th Avenue, Treasure Island, FL
   Property Description: 1227 Store w/Office or Apartment
   Zoning District: Planned Redevelopment - Mixed Use Core (PR-MU C)
   Parcel #: 23-31-15-91818-013-0230
   Legal Description: TREASURE ISLAND, CITY OF BLK 13, LOTS 23 AND 24

   Description of Violations
   - Interior renovation without permit: plumbing, electrical, and mechanical work completed.

3. Code Provisions Violated

**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.

**Sec. 66-104.3 - Application for a permit or approval.**
To obtain a floodplain development permit or approval the applicant shall first file an application in writing on a form furnished by the community. The information provided shall:

(1) Identify and describe the development to be covered by the permit or approval.
(2) Describe the land on which the proposed development is to be conducted by legal description, street address or similar description that will readily identify and definitively locate the site.
(3) Indicate the use and occupancy for which the proposed development is intended.

(4) Be accompanied by a site plan or construction documents as specified in division 5 of article I, chapter 66.
(5) State the valuation of the proposed work.
(6) Be signed by the applicant or the applicant's authorized agent.
(7) Give such other data and information as required by the floodplain administrator.

4. Staff Actions
    a. Stop Work Order – 7.16.26
        i. Posted SWO on property
        ii. Pictures from 7.16.26 from Building Official
    b. Notice of Violation/Notice of Hearing – 7.24.26
        i. Affidavit of Service
        ii. Proof of Property Ownership
            - PCPAO Printout
            - Pinellas County Tax Collector
        iii. Pictures of Posting
        iv. Email Correspondence

5. Staff Recommendation

    Staff recommend the property owner be found as a First-Time Violator of Section 66-104.1 & Section 66-104.3 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 for work completed.

6. Proposed Motion

    In the case SWO-007173-2026, 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, JON M ROWLAND TRE & ROWLAND FAMILY REV TRUST is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 66-104.1 and Section 66-104.3 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 September 12, 2026, a return hearing notice will be posted and the Respondent will return to a future hearing for further determination.

    Upon complying with said sections of the code, the Respondent shall notify the Community Development Department.


Jul 16, 2026 at 1:46:55 PM
176 107th Ave
Treasure Island FL 33706
United States
City of Treasure Island
Community Development Department
727-547-4575 Ext 230
STOP WORK ORDER
Address: 176 107th Ave, Treasure Island, FL
Date: 7/16/2026 Time: 1:45 pm
Contractor:
Description of Violation: Sec 66-134.1 - permits required
Code Section(s) Violated: WORK without a permit
Corrective Action: Stop work until permits obtained
ISSUED BY:
Building Inspector / Code Compliance Inspector
159








A.O. Smith




HUSKY
HUSKY
HUSKY







# NOTICE OF VIOLATION AND NOTICE OF CODE ENFORCEMENT HEARING (Work Without Permits)

City of Treasure Island,

Petitioner,

V. Case No. SWO-007173-2026

ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST

Respondent(s).
_____/

July 24, 2026

| | |
|---|---|
| Owner: | ROWLAND, JON M TRE<br>ROWLAND FAMILY REV TRUST |
| Mailing Address: | PO BOX 1219<br>OLDSMAR, FL 34677-1219 |
| Property Address: | 172 107TH AVE<br>TREASURE ISLAND, FL 33706 |
| Mailing: | Certified/First Class<br>Standard First Class Mail |

**YOU ARE HEREBY NOTIFIED** that the undersigned Code Compliance Inspector alleges that the subject property- completed electrical, mechanical, and plumbing work without applying for or obtaining required permits.

**Code Violation**:

**Sec. 66-104.1 – Permits Required.**

**Corrective Action Required:**

The following action is required to bring the violation(s) into compliance.

- Apply for and obtain all necessary permits for work completed.

**Compliance is required on or before:** August 9, 2026

If the referenced violations are corrected from the date of issuance of this notice, you must contact the Code Compliance Inspector at (727) 486-8070.

## HEARING NOTICE

**A HEARING FOR THIS MATTER HAS BEEN SET BY THE CODE BOARD CLERK FOR AUGUST 19th, 2026, 11:00 AM AT 10451 GULF BOULEVARD, TREASURE ISLAND, 33706. (City of Treasure Island Commission Chambers)**

☑ Should all violations not be corrected and approved by the undersigned Code Compliance Inspector within the date and time specified above, you will be required to appear at the prosecution of this matter before the City's Code Enforcement Board for Code Compliance, pursuant to Chapter 2 Section 3 of the City of Treasure Island Code of Ordinances and Chapter 162 Florida Statutes. **THIS HEARING WILL BE HELD IF THE VIOLATION(S) HAVE NOT BEEN BROUGHT INTO COMPLIANCE AND APPROVED BY THE CODE ENFORCEMENT**

**DEPARTMENT BY SUNDAY, AUGUST 9TH, 2026 AS EVIDENCED BY THE ISSUANCE OF AN AFFIDAVIT OF COMPLIANCE BY THE CODE COMPLIANCE INSPECTOR.** If a violation is corrected and then recurs, or if a 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.

☑ The Code Inspector has reason to believe that the violation(s) or the condition causing the violation(s) presents a serious threat to the public health, safety, and welfare or is irreparable or irreversible in nature, and therefore, no compliance date has been provided. This case may be presented to the Code Enforcement Board even if the violation(s) have been corrected prior to the hearing.

☐ The Code Inspector has reason to believe that repeat violations have been found, and therefore, no compliance date has been provided. This case may be presented to the Code Enforcement Board even if the repeat violation(s) have been corrected prior to the hearing.

The purpose of this Hearing is for the Code Enforcement Board to make "Findings of Fact" and "Conclusions of Law" relating to the violation(s) stated above and to issue an appropriate Order. The Hearing is also your opportunity to present evidence and/or contest the alleged violation(s), should you wish to do so. If a violation is found, the Order may require you to correct the violation(s) by a specified date. In addition, the Order may impose daily fines as per Florida Statutes Section 162.09(2)(a) in the amount as follows:

- $250/ day per violation

- $500/day for repeat offenses

- $5,000 for irreversible or irreparable violations

Additionally, administrative fines may be requested to recover all costs incurred by the City in prosecuting this matter. If all violations are not corrected prior to the Hearing date, you may be assessed any such costs. **THE IMPOSITION OF FINES AND/OR COSTS MAY RESULT IN A LIEN AGAINST YOU AND YOUR PROPERTY.**

You should be aware that if the alleged violation(s) is/are corrected prior to the Hearing, and recurs within five (5) years from the date of the original Notice of Violation, the case may be presented to the Code Enforcement Board as a Recurring Violation even if the violation is subsequently corrected.

You have the right to be represented by an attorney and to respond and present evidence and witnesses at the Hearing. If you intend to be represented by an attorney, please notify the city clerk prior to the Hearing.

You may also have other rights which are set forth in the Code of Ordinances. If a person decides to appeal any decision with respect to any matter considered at this Hearing, such person will need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based (Section 286.0105, Florida Statutes).

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 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.

For additional HEARING information, contact the City of Treasure Island Clerk at CityClerk@MyTreasureIsland.org



Anna Bartenstein

Code Compliance Inspector

Treasure Island, Florida

(727) 486-8070 / Codes@MyTreasureIsland.org

# 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: SWO-007173-2026

I hereby certify that a copy of the Notice of Violation/Notice of Hearing was served on July 24, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
172 107th Avenue, Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1621 1847 87 & PO BOX 1219, Oldsmar, FL 34677-1219 CN 9214 8902 9562 6590 1621 1847 56 (Receipt Attached)

x Posting on the property at: 172 107th Avenue, Treasure Island FL 33706 (Picture Attached)

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

By: _____

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 [X] physical presence or [__] online notarization, this 24th day of July, 2026, by Anna Bartenstein is personally known to me or has produced as identification.

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

_____
Notary Public

Jul 24, 2026 at 10:22:30 AM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

June 18, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Shonn S Rutledge
50 83RD AVE
Treasure Island FL 33706

RE: City of Treasure Island vs. Shonn S Rutledge

Dear Shonn S Rutledge,

Please be advised th
is in violation of

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-006365-2025

Shonn S Rutledge
5925 98TH Way
St Petersburg FL 33708-3507

Florida
Island, FL 33706
Fax (727) 547-4586
treasureisland.org

# NOTICE OF VIOLATION AND NOTICE OF CODE ENFORCEMENT HEARING (Work Without Permits)

TREASURE ISLAND FLORIDA

City of Treasure Island,

Petitioner,

V.

ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST

Respondent(s).

Case No. SWO-007173-2026

July 24, 2026

| | |
|---|---|
| Owner: | ROWLAND, JON M TRE<br>ROWLAND FAMILY REV TRUST |
| Mailing Address: | PO BOX 1219<br>OLDSMAR, FL 34677-1219 |
| Property Address: | 172 107TH AVE<br>TREASURE ISLAND, FL 33706 |
| Mailing: | Certified/First Class<br>Standard First Class Mail |

**YOU ARE HEREBY NOTIFIED** that the undersigned Code Compliance Inspector alleges that
e subject property- completed electrical, mechanical, and plumbing work without
obtaining required permits.

**de Violation:**

April 20, 2026
VIA First Class Mai
Rich Gardener Ent
505 Capri Blvd
Treasure Island F

City Limits Tam
934 Symphony I
Apolo Beach, FI

RE: Notice of V

ISLAND LLC
TE 205-3
641

MENT USA LLC
Suite 450
6

EASURE ISLAND LLC

Treasure Island, FL 33706, is in
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ARC 31.42FT CB S17D26'W 28.28FT TH

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easureisland.org

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LLC
105

ge LLC

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

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-006219-2025

April 2, 2026

PATGLO ENTERPRISES LLC
12416 Gulf Boulevard
Treasure Island FL 33706

PATGLO ENTERPRISES L
1237 Brightwaters Boulevard
St Petersburg, FL 33704-372

VIA First Class Mail and Certified Mail Return Receipt Requested

RE: Notice of Violation, City of Treasure Island v. PATGLO ENTERPRIS

Dear PATGLO ENTERPRISES LLC,
Please be advised that your property located at 12416 Gulf Boule
is in violation of Section 66-104.1of the City of Treasure Island C
following provide the description of the property (Section A), a
provisions that are being violated (Section

City
1045
Phone (727)

Cit

Code Section(s) Violated: Work without a Permit

Corrective Action: Stop work until permits acquired

All cited work must stop until the above violations are corrected. If corrective action is not taken by 7/30/26, the City of Treasure Island Code Compliance Inspector will initiate enforcement proceedings pursuant to Section 2-163 of the City's Code of Ordinances and Chapter 162 of the Florida Statutes.

ISSUED BY: _____

Building Inspector / Code Compliance Inspector

Revised April 2023

Jul 24, 2026 at 10:38:01 AM
176 107th Ave
Treasure Island FL 33706
United States

# NOTICE OF VIOLATION AND NOTICE OF CODE ENFORCEMENT HEARING (Work Without Permits)

TREASURE ISLAND FLORIDA

City of Treasure Island,

Petitioner,

V.

ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST

Respondent(s).
_____/

Case No. SWO-007173-2026

July 24, 2026

| | |
|---|---|
| Owner: | ROWLAND, JON M TRE<br>ROWLAND FAMILY REV TRUST |
| Mailing Address: | PO BOX 1219<br>OLDSMAR, FL 34677-1219 |
| Property Address: | 172 107TH AVE<br>TREASURE ISLAND, FL 33706 |
| Mailing: | Certified/First Class<br>Standard First Class Mail |

**YOU ARE HEREBY NOTIFIED** that the undersigned Code Compliance Inspector alleges that the subject property- completed electrical, mechanical, and plumbing work without applying for or obtaining required permits.

**Code Violation:**

**Sec. 66-104.1 – Permits Required.**


Jul 24, 2026 at 10:38:12 AM
176 107th Ave
Treasure Island FL 33706
United States
FREE RENT
FOR RENT
1450 sq. ft.
813-777-4983
FIGHTING
JET SKI RENTALS
EBIKE RENTALS
FUN on LAND & WATER!
CALL TODAY!
727-263-7239
STOP WORK ORDER

Jul 24, 2026 at 10:22:30 AM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

June 18, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Shonn S Rutledge
50 83RD AVE
Treasure Island FL 33706

RE: City of Treasure Island vs. Shonn S Rutledge

Dear Shonn S Rutledge,

Please be advised th
is in violation of

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-006365-2025

Shonn S Rutledge
5925 98TH Way
St Petersburg FL 33708-3507

Florida
Island, FL 33706
Fax (727) 547-4586
treasureisland.org

# NOTICE OF VIOLATION AND NOTICE OF CODE ENFORCEMENT HEARING (Work Without Permits)

TREASURE ISLAND FLORIDA

City of Treasure Island,

Petitioner,

V.

ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST

Respondent(s).

Case No. SWO-007173-2026

July 24, 2026

Owner: ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST
Mailing Address: PO BOX 1219
OLDSMAR, FL 34677-1219
Property Address: 172 107TH AVE
Mailing: TREASURE ISLAND, FL 33706
Certified/First Class
Standard First Class Mail

**YOU ARE HEREBY NOTIFIED** that the undersigned Code Compliance Inspector alleges that
e subject property- completed electrical, mechanical, and plumbing work without
obtaining required permits.

de Violation:

April 20, 2026
VIA First Class Mai
Rich Gardener Ent
505 Capri Blvd
Treasure Island F

City Limits Tam
934 Symphony I
Apolo Beach, FI

RE: Notice of V

Sec

Section C
Sec.18

026

ISLAND LLC
TE 205-3
641

MENT USA LLC
Suite 450
6

EASURE ISLAND LLC

Treasure Island, FL 33706, is in
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olated (Section C), and the required
ction D).

reasure Island, FL
ily Home

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H S62D26'W 50.04FT FOR POB TH
ARC 31.42FT CB S17D26'W 28.28FT TH

d, Florida
d, FL 33706
easureisland.org

ge LLC
NE
520

LLC
105

ge LLC

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

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-006219-2025

April 2, 2026

PATGLO ENTERPRISES LLC
12416 Gulf Boulevard
Treasure Island FL 33706

PATGLO ENTERPRISES L
1237 Brightwaters Boulevard
St Petersburg, FL 33704-372

VIA First Class Mail and Certified Mail Return Receipt Requested

RE: Notice of Violation, City of Treasure Island v. PATGLO ENTERPRIS

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is in violation of Section 66-104.1of the City of Treasure Island C
following provide the description of the property (Section A), a
provisions that are being violated (Section

City
1045
Phone (727)

Code Section(s) Violated: Work without a Permit

Corrective Action: Stop work until permits acquired

All cited work must stop until the above violations are corrected. If corrective action is not taken by 7/30/26, the City of Treasure Island Code Compliance Inspector will initiate enforcement proceedings pursuant to Section 2-163 of the City's Code of Ordinances and Chapter 162 of the Florida Statutes.

ISSUED BY: _____

Building Inspector / Code Compliance Inspector

Revised April 2023

Jul 24, 2026 at 10:38:01 AM
176 107th Ave
Treasure Island FL 33706
United States

# NOTICE OF VIOLATION AND NOTICE OF CODE ENFORCEMENT HEARING (Work Without Permits)

TREASURE ISLAND FLORIDA

City of Treasure Island,

Petitioner,

V.

ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST

Respondent(s).
_____/

Case No. SWO-007173-2026

July 24, 2026

| | |
|---|---|
| Owner: | ROWLAND, JON M TRE<br>ROWLAND FAMILY REV TRUST |
| Mailing Address: | PO BOX 1219<br>OLDSMAR, FL 34677-1219 |
| Property Address: | 172 107TH AVE<br>TREASURE ISLAND, FL 33706 |
| Mailing: | Certified/First Class<br>Standard First Class Mail |

**YOU ARE HEREBY NOTIFIED** that the undersigned Code Compliance Inspector alleges that the subject property- completed electrical, mechanical, and plumbing work without applying for or obtaining required permits.

**Code Violation:**

**Sec. 66-104.1 – Permits Required.**

Jul 24, 2026 at 10:38:05 AM
176 107th Ave
Treasure Island FL 33706
United States

City of Treasure Island
Community Development Department
727-547-4575 Ext 230

STOP WORK ORDER

Address: 179
Date: Time:
Contractor:
Description of Violation:
Code Section(s) Violated:
Corrective Action:

All cited work must stop until the above violations are corrected. If corrective action is not taken by the City of Treasure Island Code Compliance Inspector will initiate enforcement proceedings pursuant to Section 5-165 of the City's Code of Ordinances and Chapter 162 of the Florida Statutes.

ISSUED BY: Building Inspector / Code Compliance Inspector

NOTICE OF VIOLATION AND NOTICE OF CODE ENFORCEMENT HEARING (Work Without Permits)

TREASURE ISLAND

City of Treasure Island,
Petitioner,
v. Case No. SWO-007173-2026
ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST
Respondent(s).

July 24, 2026

Owner: ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST
Mailing Address: PO BOX 1219
OLDSMAR, FL 34677-1219
Property Address: 175 107TH AVE
TREASURE ISLAND, FL 33706
Mailing: Certified/First Class
Standard First Class Mail

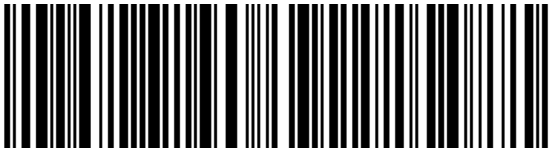
YOU ARE HEREBY NOTIFIED that the undersigned Code Compliance Inspector alleges that the subject property: completed electrical, mechanical, and plumbing work without applying for or obtaining required permits.

Code Violation:

Sec. 66-104.1 – Permits Required.

City of Treasure Island | 10401 Gulf Blvd Treasure Island, FL 33706 | 727-547-4575 | mytreasureisland.org

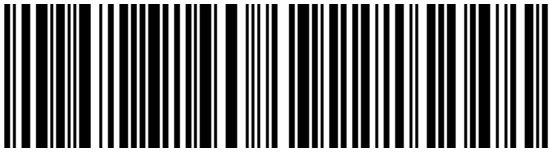
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1621 1847 87

ROWLAND, JON M TRE ROWLAND FAMILY REV TRUST
172 107th Avenue
Treasure Island FL 33706

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1621 1847 56

ROWLAND, JON M TRE ROWLAND FAMILY REV TRUST
PO BOX 1219
Oldsmar FL 34677-1219

Outlook

## Fw: 174 107th ave treasure island 33706

**From** Bartenstein, Anna <abartenstein@mytreasureisland.org>
**Date** Fri 8/7/2026 11:55 AM
**To** timr.billsandreceipts@gmail.com <timr.billsandreceipts@gmail.com>
**Cc** Codes <Codes@MyTreasureIsland.Org>

5 attachments (956 KB)

Permit Application - All Permits.pdf; Permit Application - All Permits.docx; Interior Renovations- Residential-Commercial Checklist.pdf; Owner-Builder Affidavit updated 2026.docx; Owner-Builder Affidavit updated 2026.pdf;

Hi Tim,

Thank you for giving me an update on your situation and plans moving forward.

I wanted to forward you the permit applications I sent over to Luis. If you would like to fill out an after the fact permit yourself, you would also need to submit an owner builder affidavit.

Please reach out if you have any more questions.

**Anna Bartenstein**
Code Compliance Inspector
10451 Gulf Blvd
Treasure Island, Florida 33706
727-486-8070

All government correspondence is subject to public records law.

---

**From:** Bartenstein, Anna <abartenstein@mytreasureisland.org>
**Sent:** Friday, August 7, 2026 9:56 AM
**To:** Luis Avila <royyeagerconstruct@gmail.com>; Permits <Permits@mytreasureisland.org>
**Cc:** Codes <Codes@MyTreasureIsland.Org>
**Subject:** Re: 174 107th ave treasure island 33706

Hi Luis,

Thank you for reaching out to the building department regarding the stop work order at 174 107$^{th}$ Ave. I have attached the application in both PDF and Word form. I also attached a checklist.

Once filled out, you may submit all materials to our online portal or email @Permits

Please reach out if you have any further questions.

**Anna Bartenstein**
Code Compliance Inspector
10451 Gulf Blvd
Treasure Island, Florida 33706
727-486-8070

All government correspondence is subject to public records law.

---

**From:** Luis Avila <royyeagerconstruct@gmail.com>
**Sent:** Thursday, August 6, 2026 5:23 PM
**To:** Luis Avila <royyeagerconstruct@gmail.com>; Codes <Codes@MyTreasureIsland.Org>
**Subject:** 174 107th ave treasure island 33706

---

**This Message Is From an Untrusted Sender**
You have not previously corresponded with this sender.

Good evening, i am writing regarding property 174 107th ave treasure island fl, 33706, my client recently received a STOP WORK ORDER on the property described above, i would like to know what the violations are so i can provide to you all the necessary information regarding my clients property. Look forward to hearing from you. I can also be contacted at 813-562-9320. Thank you.

## Parcel Summary (as of 13-Aug-2026)

Parcel Number

**23-31-15-91818-013-0230**

Owner Name
ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST

Property Use
1227 Store w/Office or Apartment

Site Address
172 107TH AVE
TREASURE ISLAND, FL 33706

Mailing Address
PO BOX 1219
OLDSMAR, FL 34677-1219

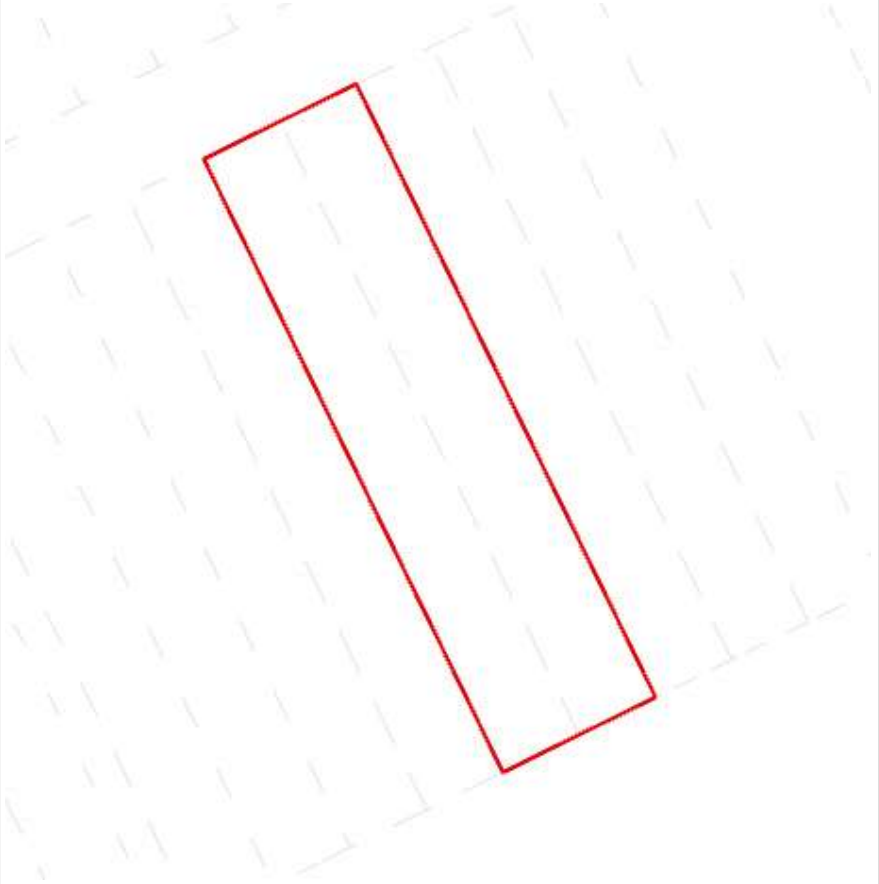
Legal Description
TREASURE ISLAND, CITY OF BLK 13, LOTS 23 AND 24

Current Tax District
TREASURE ISLAND (TI)

Year Built
1958

| Heated SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| 8,232 | 8,432 | 3 | 1 |

## Parcel Map



## 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 |
|---|---|---|---|---|---|---|---|
| 21096/2341 | Find Comps | 279.01 | A | Current FEMA Maps | Check for EC | Zoning Map | 31/19 |

## 2026 Preliminary Values

| Year | Just/Market Value | Assessed Value/SOH Cap | County Taxable Value | School Taxable Value | Municipal Taxable Value |
|---|---|---|---|---|---|
| 2026 | $1,130,000 | $1,130,000 | $1,130,000 | $1,130,000 | $1,130,000 |

## 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 |
|---|---|---|---|---|---|---|
| 2025 | N | $1,065,000 | $1,065,000 | $1,065,000 | $1,065,000 | $1,065,000 |
| 2024 | N | $1,125,000 | $1,125,000 | $1,125,000 | $1,125,000 | $1,125,000 |
| 2023 | N | $1,055,000 | $1,055,000 | $1,055,000 | $1,055,000 | $1,055,000 |
| 2022 | N | $1,000,000 | $1,000,000 | $1,000,000 | $1,000,000 | $1,000,000 |
| 2021 | N | $970,000 | $970,000 | $970,000 | $970,000 | $970,000 |

## 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 |
|---|---|---|---|---|---|---|
| 24-Jul-2020 | $1,150,000 | Q | I | BEISTLE JAMES E II | ROWLAND JON M TRE | 21096/2341 |
| 02-Dec-2010 | $837,500 | U | I | MCC DEVELOPMENT LLC | BEISTLE JAMES E II | 17110/0570 |
| 09-Nov-2005 | $1,000,000 | Q | I | BEISTLE JAMES E II | M C C DEVELOPMENT LLC | 14734/1883 |
| 27-Nov-1996 | $175,000 | U | I | POLACHY CARL M | BEISTLE, JAMES E. II | 09536/0276 |
| 05-May-1995 | $100 | U | I | POLACHY BEVERLY A | BEISTLE, JAMES E. II | 08985/1118 |

## 2026 Land Information

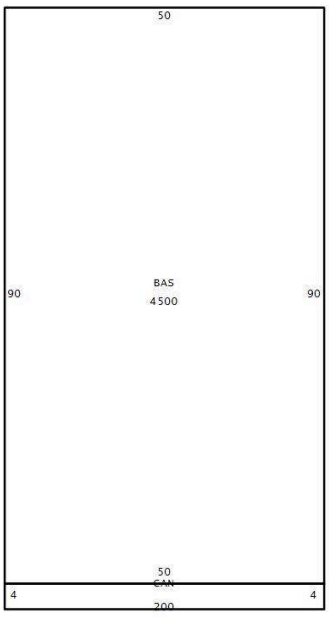
| Land Area: ≅ 10,001 sf \| ≅ 0.22 acres | Frontage and/or View: None | Seawall: No |
|---|---|---|

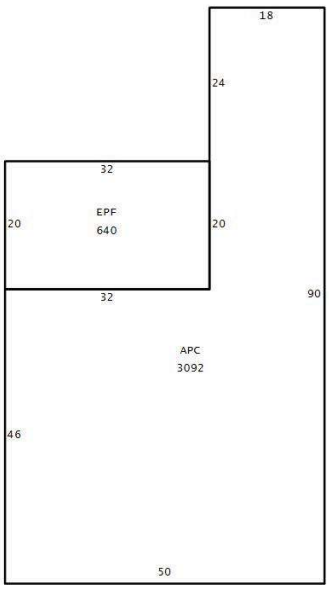
| Property Use | Land Dimensions | Unit Value | Units | Method | Total Adjustments | Adjusted Value |
|---|---|---|---|---|---|---|
| Mixed Use | 50x200 | $80 | 10,000 | SF | 1.0000 | $800,000 |

## 2026 Building 1 Structural Elements and Sub Area Information

| Structural Elements | |
|---|---|
| Foundation | Spread/Mono Footing |
| Floor System | Slab On Grade |
| Exterior Walls | Concrete Blk/Stucco |
| Unit Stories | 2 |
| Roof Frame | Flat |
| Living Units | 3 |
| Roof Cover | Built Up/Composition |
| Year Built | 1958 |
| Building Type | Retail W/Apts Above |
| Quality | Average |
| Floor Finish | Carpet Combination |
| Interior Finish | Plaster Ed Direct |
| Cooling | Heat & Cooling Pkg |
| Fixtures | 23 |
| Effective Age | 38 |

| Sub Area | Heated Area SF | Gross Area SF |
|---|---|---|
| Base (BAS) | 4,500 | 4,500 |
| Apartment (APC) | 3,092 | 3,092 |
| Enclosed Porch (EPF) | 640 | 640 |
| Canopy(only or loading platform) (CAN) | 0 | 200 |
| **Total Area SF** | **8,232** | **8,432** |



| 2026 Extra Features | | | | | |
|---|---|---|---|---|---|
| **Description** | **Value/Unit** | **Units** | **Total Value as New** | **Depreciated Value** | **Year** |
| ASPHALT | $5.00 | 400.0 | $2,000 | $2,000 | 0 |
| PATIO/DECK | $15.00 | 768.0 | $11,520 | $4,608 | 1958 |

## 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 |
|---|---|---|---|
| BLDC-012957-2026 | ADDITION/REMODEL/RENOVATION | 02/24/2026 | $2,800 |
| BLDC-009309-2024 | ADDITION/REMODEL/RENOVATION | 03/11/2025 | $23,000 |
| MECC-004933-2022 | HEAT/AIR | 11/21/2022 | $6,911 |
| 201901517 | HEAT/AIR | 08/02/2019 | $3,800 |
| 201400977 | HEAT/AIR | 07/21/2014 | $3,243 |
| 201201074 | PLUMBING | 08/08/2012 | $550 |
| 200902480 | DEMOLITION | 09/27/2010 | $5,000 |
| 200902492 | ADDITION/REMODEL/RENOVATION | 08/28/2009 | $10,000 |
| 200700280 | TPP USE | 03/06/2007 | $975 |
| 200500114 | DEMOLITION | 01/20/2005 | $3,000 |

# 2025 REAL ESTATE TAX

**Adam Ross, Pinellas County Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

| If Postmarked By | Nov 30, 2025 | | | | |
|---|---|---|---|---|---|
| Pay this Amount | $16920.84 | | | | |

| ACCOUNT NUMBER | ESCROW CODE | MILLAGE CODE |
|---|---|---|
| R252828 | | TI |

ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST
PO BOX 1219
OLDSMAR, FL 34677-1219

PARCEL NO.: 23/31/15/91818/013/0230
SITE ADDRESS: 172 107TH AVE, TREASURE ISLAND
PLAT: 31 PAGE: 19
LEGAL:
TREASURE ISLAND, CITY OF
BLK 13, LOTS 23 AND 24

## AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION | TAXABLE VALUE | TAXES LEVIED |
|---|---|---|---|---|---|
| GENERAL FUND | 4.5423 | 1,065,000 | 0 | 1,065,000 | 4,837.55 |
| HEALTH DEPARTMENT | 0.0713 | 1,065,000 | 0 | 1,065,000 | 75.93 |
| EMS | 0.8050 | 1,065,000 | 0 | 1,065,000 | 857.33 |
| SCHOOL-STATE LAW | 3.0450 | 1,065,000 | 0 | 1,065,000 | 3,242.93 |
| SCHOOL-LOCAL BD. | 3.2480 | 1,065,000 | 0 | 1,065,000 | 3,459.12 |
| TREASURE ISLAND | 3.8129 | 1,065,000 | 0 | 1,065,000 | 4,060.74 |
| SW FLA WTR MGMT. | 0.1831 | 1,065,000 | 0 | 1,065,000 | 195.00 |
| PINELLAS COUNTY PLN.CNCL. | 0.0175 | 1,065,000 | 0 | 1,065,000 | 18.64 |
| JUVENILE WELFARE BOARD | 0.8250 | 1,065,000 | 0 | 1,065,000 | 878.63 |

TOTAL MILLAGE 16.5501 — GROSS AD VALOREM TAXES $17,625.87

## NON-AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY | AMOUNT |
|---|---|

GROSS NON-AD VALOREM ASSESSMENTS $0.00

**TAXES BECOME DELINQUENT APRIL 1ST** — COMBINED GROSS TAXES AND ASSESSMENTS $17,625.87

**PLEASE RETAIN TOP PORTION FOR YOUR RECORDS**


**Adam Ross, Pinellas County Tax Collector**
Pay in U.S. funds to **Pinellas County Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

2025 REAL ESTATE TAX

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

| If Postmarked By | Nov 30, 2025 | | | | |
|---|---|---|---|---|---|
| Pay this Amount | $16920.84 | | | | |

| ACCOUNT NUMBER | ESCROW CODE | MILLAGE CODE |
|---|---|---|
| R252828 | | TI |

ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST
PO BOX 1219
OLDSMAR, FL 34677-1219

PARCEL NO.: 23/31/15/91818/013/0230
SITE ADDRESS: 172 107TH AVE, TREASURE ISLAND
PLAT: 31 PAGE: 19
LEGAL:
TREASURE ISLAND, CITY OF
BLK 13, LOTS 23 AND 24


Duplicate N/A 08/13/2026
Paid 11/10/2025 Receipt # 1665-25-TAX-019817 $16,920.84

**CODE BOARD MEETING**

**CITY OF TREASURE ISLAND**

**COMMISSION CHAMBERS**

**Agenda Report**

**Agenda Title Name:** CEB #: SWO-007173-2026

City of Treasure Island v. Jon M Rowlands Tre & Rowland Family Rev Trust

Address: 172 107th Ave, Treasure Island, FL 33706

**Action Request:** N/A

**Strategic Objective:** N/A

**Date:** August 19, 2026

**Prepared By:** Anna Bartenstein, Code Compliance Inspector

**Through**: James Dixon, Code Compliance Supervisor

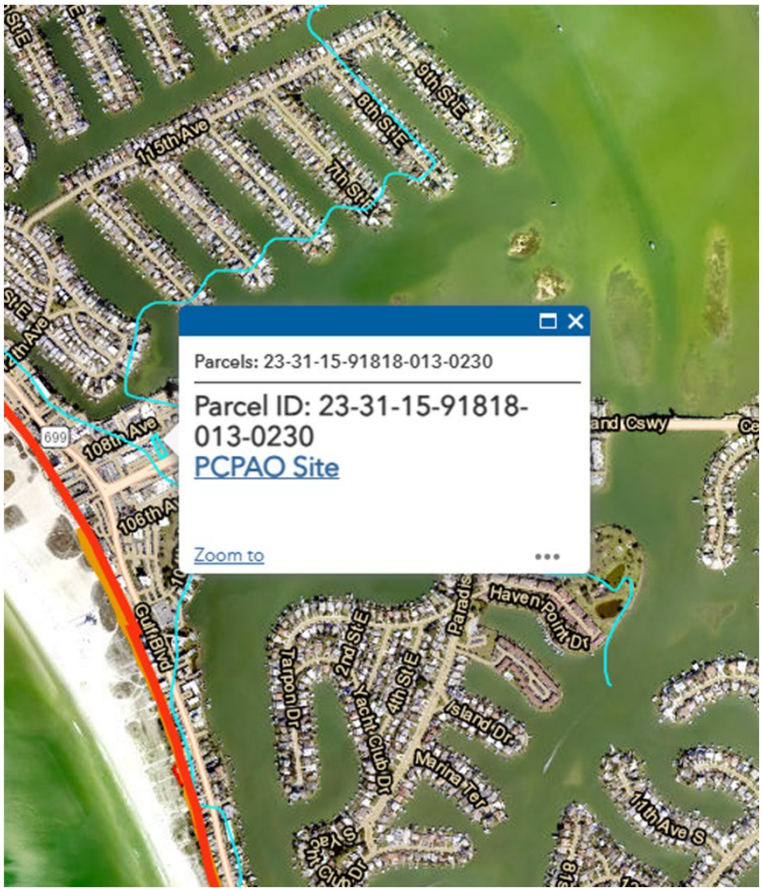
**Summary of Issue**: First Hearing for Code Case

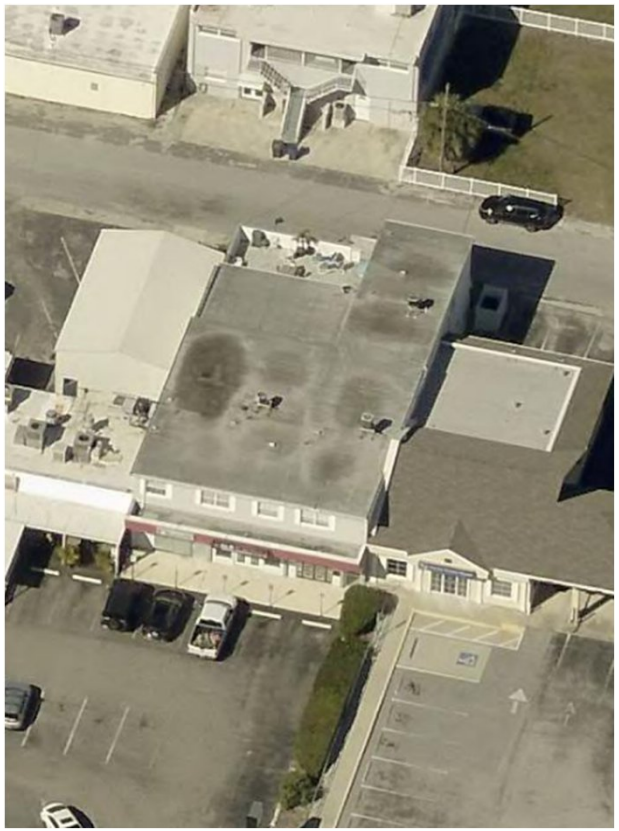
**Attachments:** **1. Stop Work Order**

**2. Notice of Violation/Hearing/Affidavit of Service & Evidence**

**3. Supplemental Evidence**

# Zoning Map


Parcels: 23-31-15-91818-013-0230
Parcel ID: 23-31-15-91818-013-0230
PCPAO Site
Zoom to
115th Ave
8th St E
7th St E
106th Ave
699
Gulf Blvd
Tarpon Dr
4th St E
Yacht Club Dr
Island Dr
Marina Ter
Haven Point Dr
11th Ave S



# Code Sections

- Section 66-104.1 – Permits required.
- Section 66-104.3 - Application for a permit or approval.

# Permit Search

**Showing 1 - 20 of 32 Records**

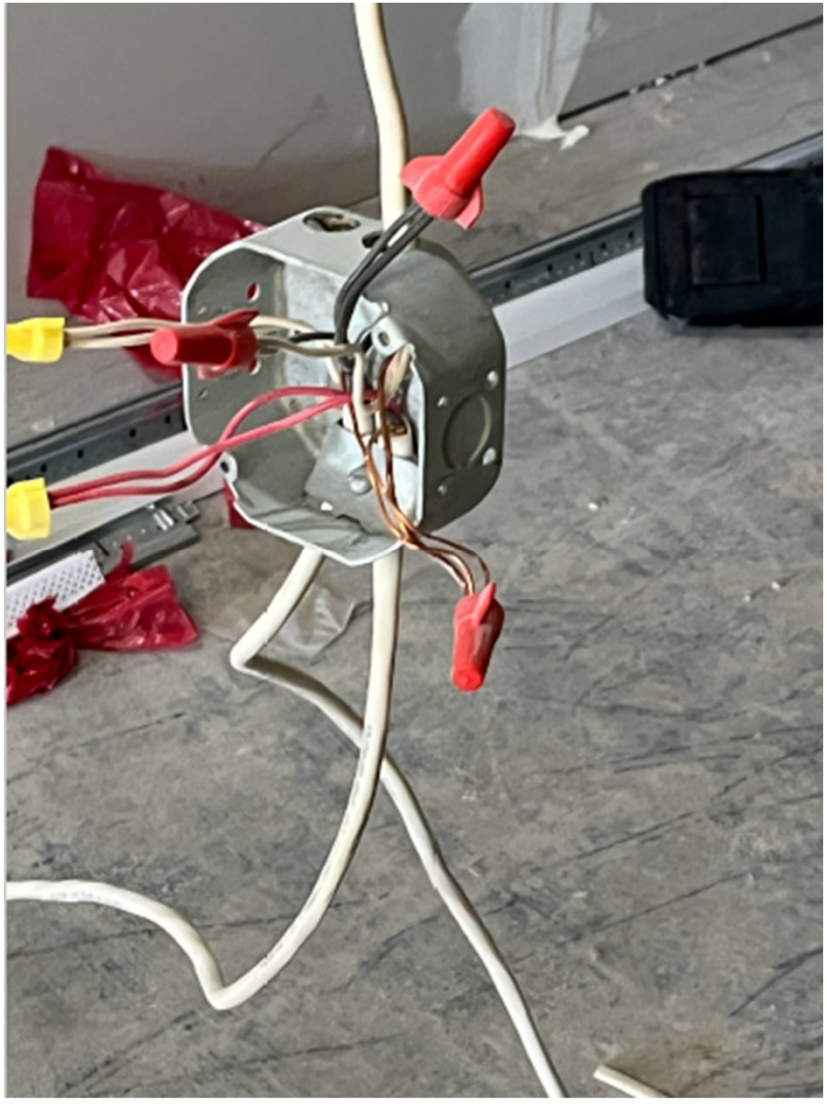
| Permit Number | Address | Permit Type | Permit Status | Permit Issue Date | Permit Square Feet | Permit Description | Permit Work Class | Permit Application Date ↓ | Permit Finaled Date |
|---|---|---|---|---|---|---|---|---|---|
| BLDC-012957-2026 | 172 107TH AVE TREASURE ISLAND, FL 33706 | Building (Non-Residential) | Complete | 02/24/2026 | 0.00 | Jet Ski Rentals: New Painting inside, Placing New flooring inside building,no flooring was there, hanging new drywall where old drywall was damaged and removed from old tenant, and need to replace broken electrical outlets from old tenant. All work & material per currently adopted state & local codes. Online permit | Repair / Replace | 02/06/2026 | 03/18/2026 |
| BLDC-009309-2024 | 172 107TH AVE TREASURE ISLAND, FL 33706 | Building (Non-Residential) | Complete | 03/11/2025 | 0.00 | STORM DAMAGE - Replace double layer of half inch. Drywall up to 48 inches of the floors Insulation R13 , compound finish , and paint, replace 3 interior doors , | Repair / Replace | 12/06/2024 | 02/18/2026 |
| MECC-004933-2022 | 172 107TH AVE Unit: 2 TREASURE ISLAND, FL 33706 | Mechanical (Non-Residential) | Expired | 11/21/2022 | 0.00 | EQUAL CHANGEOUT BRYANT 2 TON 15 SEER S/C SPLIT SYSTEM. AHRI# 210196349. ALL WORK & MATERIAL PER CURRENTLY ADOPTED STATE & LOCAL CODES. ELECTRONIC PERMIT | HVAC Equal Changeout | 11/21/2022 | |
| 201400977 | 172 107TH AVE Treasure Island, FL 33706 | Legacy | Complete | 07/21/2014 | 0.00 | E/C/O 2 TON STRAIGHT COOL WITH 5KW HEAT. ALL WORK AND MATERIALS PER FMC2010. | Permit | 07/21/2014 | 08/29/2014 |
| 201300064 | 172 107TH AVE Treasure Island, FL 33706 | Legacy | Complete | 01/22/2013 | 0.00 | REMOVE/REPLACE CAR STOPS, PAVE APPROX 4,300 SF WITH ASPHALT. TACK COAT ENTIRE AREA, OVERLAY WITH 1' COMPACTED TYPE S-3 HOT MIX ASPHALT. REPLACE CAR STOPS. RESTIPE. # OF PARKING SPACES AND H.C. SPACES | Permit | 01/18/2013 | 02/12/2013 |
| 201201337 | 172 107TH AVE Treasure Island, FL 33706 | Legacy | Complete | 10/12/2012 | 0.00 | 1/12 PITCH OF 45 SQ. OF MODIFIED OFF AND MODIFIED ON. UNDERLAYMENT FL5259.1, MODIFIED FL5680.4 | Permit | 10/12/2012 | 10/17/2012 |
| 201201302 | 172 107TH AVE Treasure Island, FL 33706 | Legacy | Complete | 10/09/2012 | 0.00 | 8' X 2' LIGHTED WALL SIGN HOOKED UP TO EXISTING ELECTRICAL | Permit | 10/05/2012 | 10/15/2012 |

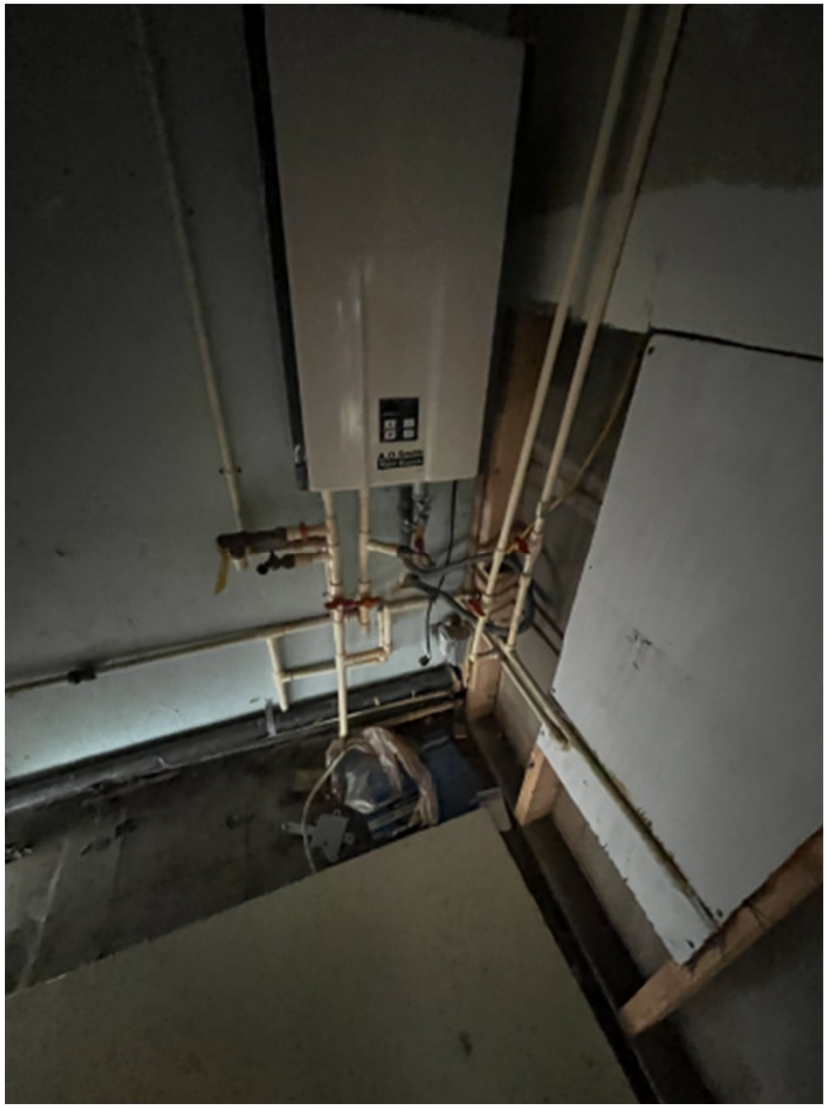
# Stop Work Order

- Building Official received a report of work without permit
- Stop Work Order posted at property July 16th, 2026
- Pictures

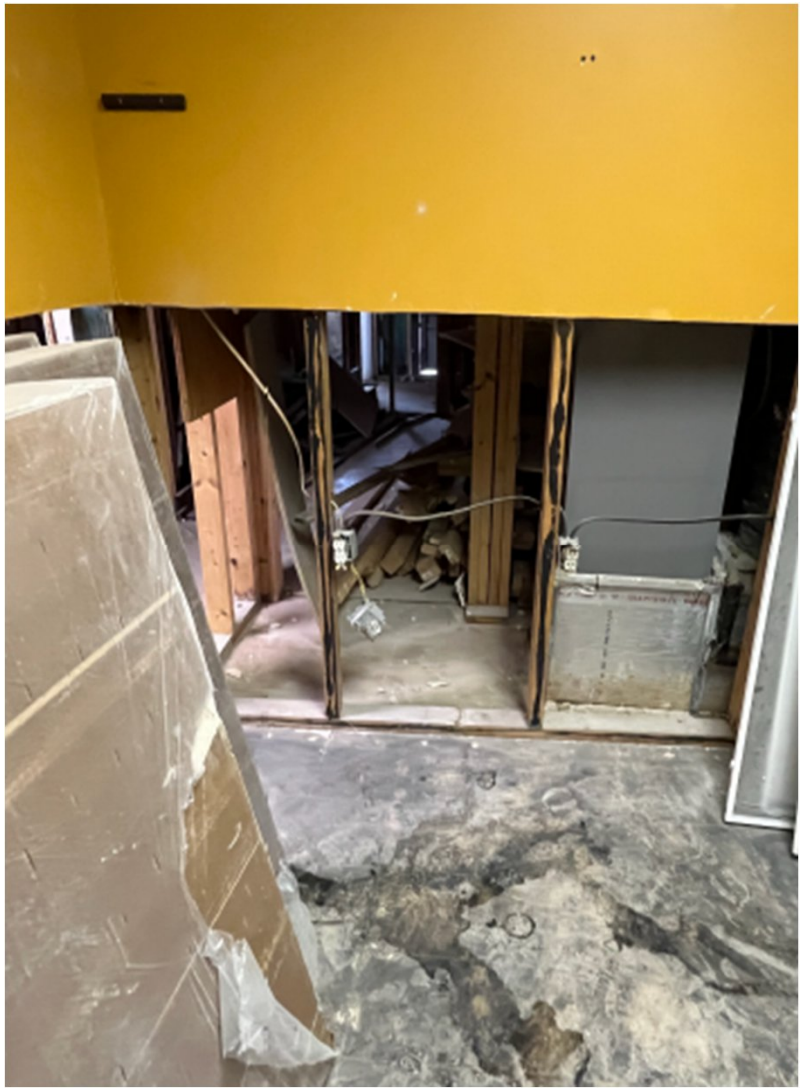

Jul 16, 2026 at 1:46:55 PM
176 107th Ave
Treasure Island FL 33706
United States
STOP WORK
ORDER







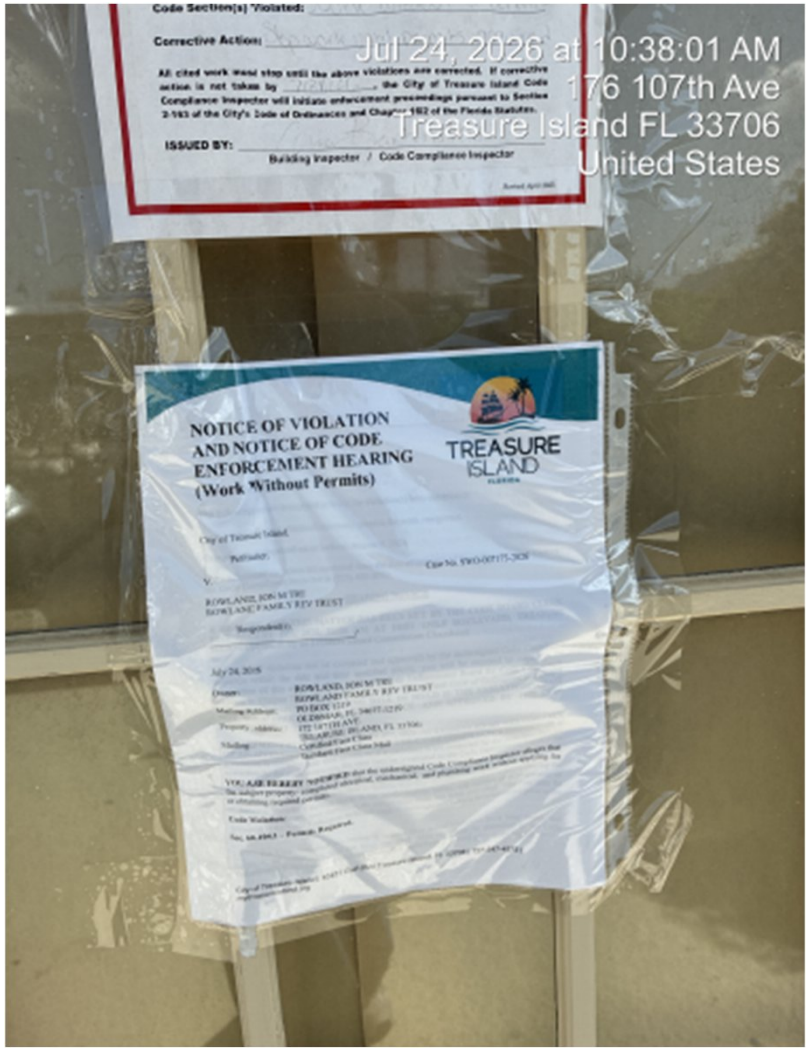




# Notice of Violation/Notice of Hearing

- NOV/NOH for SWO-007173-2026 posted and mailed to addresses July 24, 2026.
- Affidavit of Service
- Pictures
- Sec. 66-104.1 and Sec. 66-104.3


Jul 24, 2026 at 10:38:12 AM
176 107th Ave
Treasure Island FL 33706
United States
FREE RENT
FOR RENT
1450 sq. ft.
813-777-4983
FREE RENT
JET SKI RENTALS
727-263-7239


Jul 24, 2026 at 10:38:01 AM
176 107th Ave
Treasure Island FL 33706
United States
Code Section(s) Violated:
Corrective Action:
ISSUED BY:
Building Inspector / Code Compliance Inspector
NOTICE OF VIOLATION
AND NOTICE OF CODE
ENFORCEMENT HEARING
(Work Without Permits)
TREASURE
ISLAND

# 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 and obtain all permits for work completed.

# Proposed Motion

- In the case  SWO-007173-2026, 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, JON M ROWLAND TRE & ROWLAND FAMILY REV TRUST, is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 66-104.1 and Section 66-104.3 and is ordered to apply and obtain all permits for work completed. If the above corrective action is not accomplished by September 18, 2026, a return hearing notice will be posted and the Respondent will return to a future hearing for further determination.
- Upon complying with said sections of the code, the Respondent shall notify the Community Development

**AGENDA ITEM NO. IX.3**

# Item Cover Page

**CODE ENFORCEMENT BOARD AGENDA ITEM REPORT**

**DATE:** August 19, 2026

**SUBMITTED BY:** Pamela Nash, Community Development

**ITEM TYPE:** CEB Exhibit

**AGENDA SECTION:** NEW BUSINESS

**SUBJECT:** FLOOD-00719-2026 - SWO-007123-2026 - MARCOS DIAZ 10216 PARADISE BLVD. TREASURE ISLAND FL 33706

**BACKGROUND:**

**POLICY/PURPOSE:**

**STRATEGIC PLAN RELEVANCE:**

**ANALYSIS/DISCUSSION:**

**FUNDING:**

**MOTION:**

---

**ATTACHMENTS:**
0. AGENDA COVER PAGE.pdf
1. EVIDENTIARY FACT SHEET.pdf
2. UNKNOWN STATUS LETTER.pdf
3. COURTESY NOTICE LANDSCAPING.pdf
4. COURTESY NOTICE V.2 LANDSCAPING.pdf
5. NOTICE OF VIOLATION 66-104.1.pdf
6. NOTICE OF HEARING.pdf
7. POWERPOINT PRESENTATION.pdf

# CODE BOARD MEETING

# CITY OF TREASURE ISLAND

# COMMISSION CHAMBERS

**Agenda Report**

**Agenda Title Name:** FLOOD-007129-2026 SWO-007128-2026 – MARCOS DIAZ – 10216 PARADISE BLVD.

**Action Request: NOTICE OF HEARING**

**Strategic Objective: REVIEW PRESENTED AGENDA PACKET**

**Date: AUGUST 19, 2026**

**Prepared By: PAMELA NASH**

**Through**: James Dixon, Code Compliance Supervisor

**Summary of Issue**: SECOND TIME VIOLATOR FOR WORK DONE WITHOUT AN ISSUED PERMIT - SEC. 66-104.1

**Attachments:**

1. **EVIDENTIARY FACT SHEET**
2. **UNKNOWN STATUS LETTER**
3. **COURTESY NOTICE**
4. **COURTESY NOTICE V2**
5. **NOTICE OF VIOLATION PACKET**
6. **NOTICE OF HEARING PACKET**
7. **NOTICE OF HEARING**
8. **POWERPOINT PRESENTATION**

# 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-007129-2026 SWO-007128-2026

1. Address of Violation:

   10216 Paradise BLVD. Treasure Island, FL 33706

2. Property Description:

   Use: 0110 Single Family Home
   Zoning: Residential Urban (RU-15)
   Parcel#L 24-31-15-66042-005-0230
   Legal Description PARADISE ISLAND 2ND ADD BLK 5, LOT 23

Description of Violations

- Work done without an issued permit

3. Staff Actions:
   a. Unknown Status letter mailed – 07/08/2025
   b. Coordinated site visit for landscaping 03/25/2026
   c. Notice of Violation for Stop Work Order- 06/30/2026
      i. Affidavit of Service- 06/30/2026
      ii. Pictures taken – 06/29/2026 & 06/30/2026
      iii. Proof of Property Ownership- 06/29/2026
         - PCPAO
         - Tax Collector
      iv. Compliance Date – 07/13/2026

   d. Notice of Hearing-08/03/2026
      i. Affidavit of Service 08/03/2026
      ii. Pictures taken: 08/03/2026
      iii. Proof of Property Ownership 08/03/2026
         - PCPAO
         - Tax Collector

4. Staff Recommendation

   Staff recommends the property owner be found as a Second-Time Violator of Sec. 66-104.1 and required to complete the following steps within 30 days. The steps required to correct the violation include:

- Apply for and receive an issued permit for all work done
- Schedule and pass all required inspections

5. Proposed Motion

In the case FLOOD-007129-2026 & SWO-007128-2026 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, Marcos Diaz **is/not** found to be a second-time violator of the Treasure Island Code of Ordinances Section 66-104.1 and is ordered to:

- Apply for and receive an issued permit for all work done
- Schedule and pass all required inspections

If the above corrective action is not accomplished by 12:00 PM on September 18, 2026, a return hearing notice will be posted and the Respondent will return to hearing on the October 21, 2026, Code Enforcement Board meeting 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.

10216 PARADISE BLVD.
TREASURE ISLAND, FL 33706
FLOOD-006002-2025

TREASURE ISLAND
FLORIDA

Dear Marcos Diaz.

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 or ext. 286**, **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

Pamlea Nash
Code Compliance Inspector
City of Treasure Island

# City of Treasure Island, Florida

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

Date: July 8, 2025

## Courtesy Notice of Code Violation

During a recent review of the property located at 10216 Paradise 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.

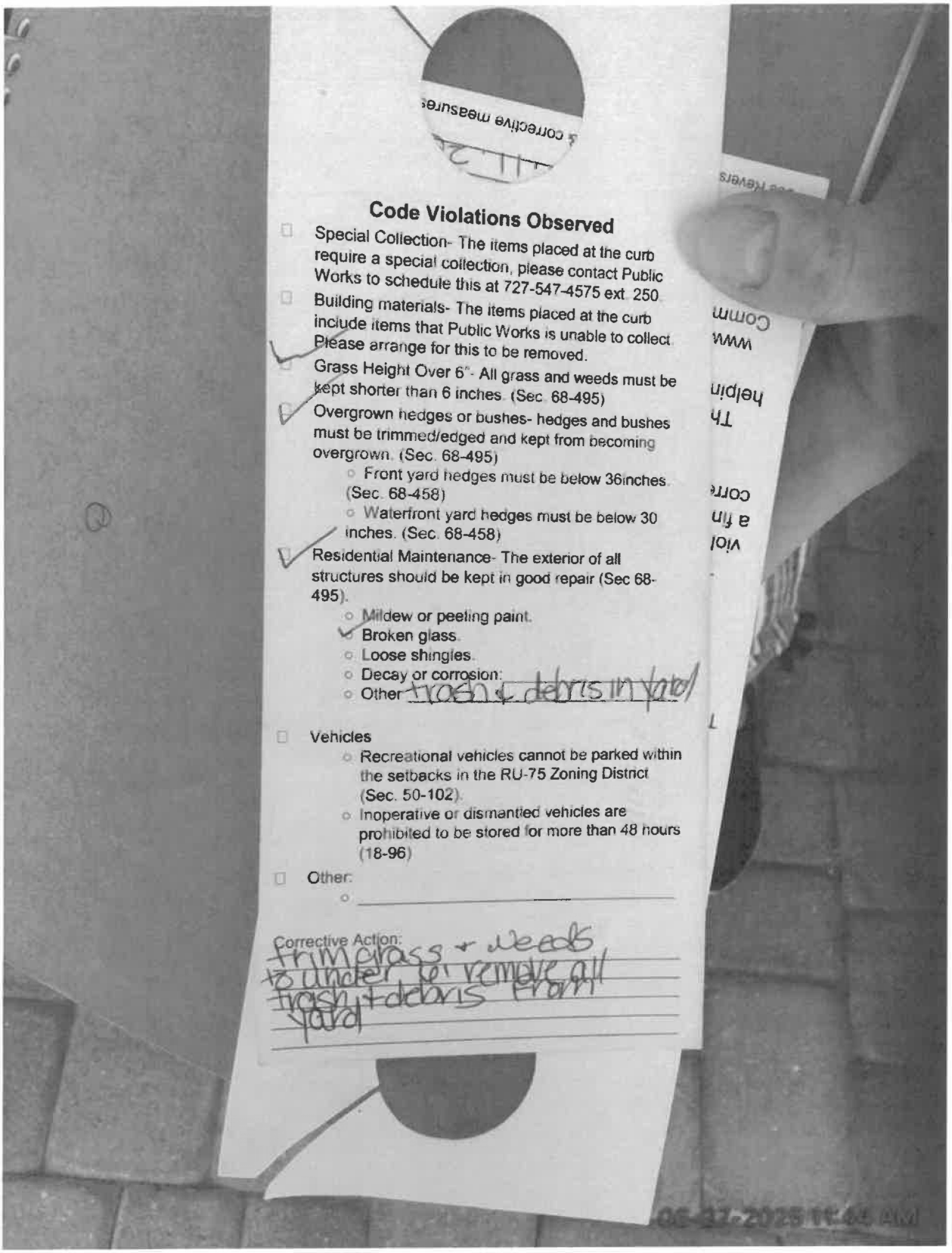
Corrective action:

- ☑ 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.

Code Compliance
City of Treasure Island
codes@mytreasureisland.org



## Code Violations Observed

- ☐ Special Collection- The items placed at the curb require a special collection, please contact Public Works to schedule this at 727-547-4575 ext. 250.
- ☐ Building materials- The items placed at the curb include items that Public Works is unable to collect. Please arrange for this to be removed.
- ☑ Grass Height Over 6"- All grass and weeds must be kept shorter than 6 inches. (Sec. 68-495)
- ☑ Overgrown hedges or bushes- hedges and bushes must be trimmed/edged and kept from becoming overgrown. (Sec. 68-495)
  - ○ Front yard hedges must be below 36inches. (Sec. 68-458)
  - ○ Waterfront yard hedges must be below 30 inches. (Sec. 68-458)
- ☑ Residential Maintenance- The exterior of all structures should be kept in good repair (Sec 68-495).
  - ○ Mildew or peeling paint.
  - ○ Broken glass.
  - ○ Loose shingles.
  - ○ Decay or corrosion.
  - ○ Other trash & debris in yard
- ☐ Vehicles
  - ○ Recreational vehicles cannot be parked within the setbacks in the RU-75 Zoning District (Sec. 50-102).
  - ○ Inoperative or dismantled vehicles are prohibited to be stored for more than 48 hours (18-96)
- ☐ Other:
  - ○ _____

Corrective Action:
trim grass + weeds
to under 6" remove all
trash + debris from
yard


TREASURE
06-27-2036 11:44 AM


06-27-2025 11:43 AM


06-27-2025 11:43 AM

# City of Treasure Island, Florida

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


**City of Treasure Island, Florida**
**Code Enforcement**
**Case No. FLOOD-006022-2025**

**March 31, 2026**

**Marcos Diaz**
**10216 Paradise Blvd.**
**Treasure Island FL 33706**

**VIA First Class Mail**

**RE: Courtesy Notice of Violation, City of Treasure Island v Marcos Diaz**

Dear Marco Diaz,

On March 26, 2026, the City's Code Compliance Inspectors conducted an inspection of your property located at 10216 Paradise Blvd. Treasure Island, FL 33706. It was noted that violations of the following City of Treasure Island Ordinance existed on the property:

- Section 18-37
- Section 68-495 Zoning

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

**Section A- Description of Property**
Address of Violation:
10216 Paradise BLVD Treasure Island, FL 33706
Property Description:
Use: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 24-31-15-66042-005-0230
Legal Description: PARADISE ISLAND 2ND ADD BLK 5, LOT 23

**Section B- Description of Violations:**
- Dead vegetation exists on property.
- Inadequate property maintenance

**Section C- Code Provisions Violated**

**Section 68-495 • Zoning**

(1) 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 (6) 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) Gravel, rock, shell and similar materials lawns are allowed and shall be maintained free of weeds and be permeable. The installation of such material shall require a grounds improvement permit from the City to ensure permeability,

**Section 18-37 - Environmental: Noise, nuisance, psu's, & junk**

(1) (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.

**Section D- Corrective Action Due by April 16th, 2026:**

The corrective action required to come into compliance with the City's Code or Ordinances is to:

- Remove all dead vegetation. Maintain landscape in accordance with all applicable Ordinances of the City of Treasure Island.
- Maintenance roof and remove and replace all inadequate roofing material

As you may be unaware of this violation, this letter serves as courtesy notice. Your cooperation is appreciated. Please take the required corrective action set forth above to correct the violation within 10 days, but no later than 12:00AM on April 16th 2026. If you have any questions or wish to discuss this matter, I can be reached at 727.215.3443.

Sincerely,

Pamela Nash
Code Compliance Inspector
City of Treasure Island FL
codes@mytreasureisland.org


Mar 25, 2026 at 2:38:16 PM
10216 Paradise Blvd
Treasure Island FL 33706
United States
Index number:2263


Mar 25, 2026 at 2:40:16 PM
10206-10248 Paradise Blvd
Treasure Island FL 33706
United States
Index number:2267


Previous attachment
Mar 25, 2026 at 2:40:13 PM
10206-10248 Paradise Blvd
Treasure Island FL 33706
United States
Index number:2266


10206-10248 Paradise Blvd
Treasure Island FL 33706
United States
Index number:2268

# 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-007129-2026 - SWO-007128-2026**

**June 30, 2026**

**VIA First Class Mail and Certified Mail Return Receipt Requested**

**Marcos Diaz**
**10216 Paradise BLVD**
**Treasure Island FL 33706**

**Marcos Diaz**
**c/o Yaite Ruiz Novoa**
**10210 Paradise BLVD**
**Treasure Island FL 33706**

**RE: Notice of Violation, City of Treasure Island v. Marcos Diaz**

Dear Marcos Diaz,

Please be advised that your property located at **10216 Paradise BLVD.**, Treasure Island, FL 33706 is in violation of Section 66-104.1 of the City of Treasure Island Code of Ordinances. The following provides the description of the property (Section A), a description of the violation (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:
10216 Paradise BLVD
Treasure Island, FL 33706

Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District: Residential Urban (RU-15)
Parcel #: 24-31-15-66042-005-0230
Legal Description: PARADISE ISLAND 2ND ADD BLK 5, LOT 23

**Section B-Description of Violations**

- **Work done without an Issued Permit**

**Section C- Code Provisions Violated:**

**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 and all other applicable codes and regulations have been satisfied..

**Section D- Corrective Action Due by: 12:00AM on: July 13, 2026**

- **Apply for and obtain an issued permit for all work done.**
- **Schedule and pass all required inspections to close permit**

**If the corrective action set forth above is not taken by12:00 AM on July 13, 2026, 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.

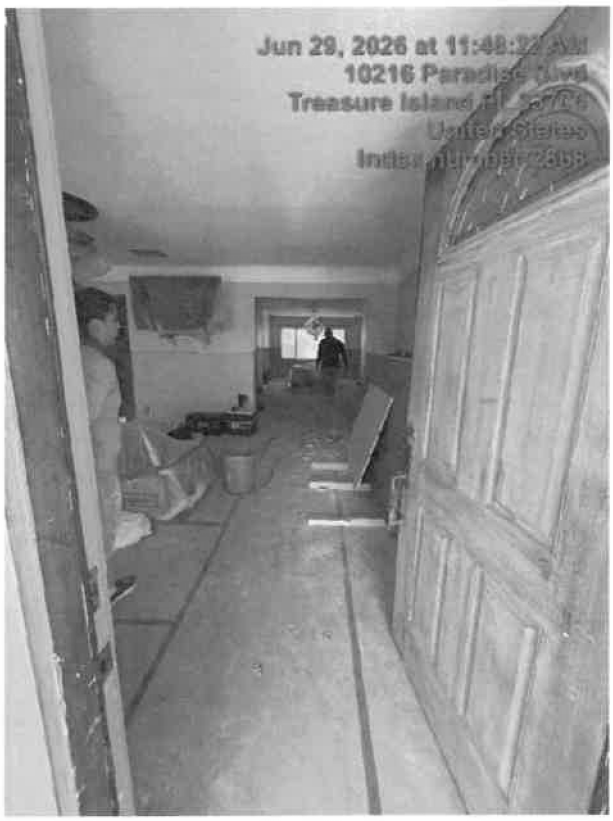
**Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence.** Further, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the hearing date. Upon completing any corrective action set forth above, **it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

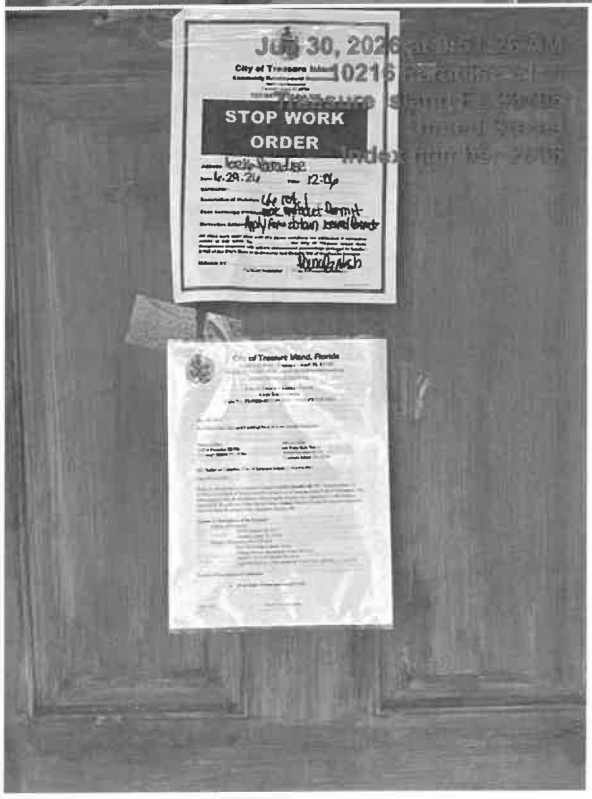
Pamela Nash
Code Compliance Inspector
City of Treasure Island
727-547-4575 ext. 230

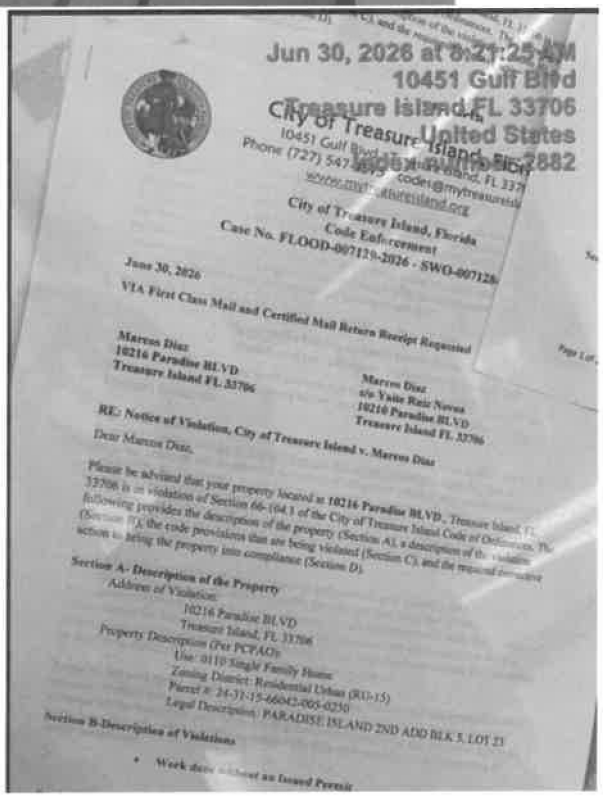

Jun 29, 2026 at 11:47 AM
10216 Paradise Blvd
Treasure Island FL 33706
United States
Index number: 2867


Jun 29, 2026 at 11:48:22 AM
10216 Paradise Blvd
Treasure Island FL 33706
United States
Index number: 2868


Jun 29, 2026 at 12:11:12 PM
10216 Paradise Blvd
Treasure Island FL 33706
United States
Index number:2873


Jun 29, 2026 at 12:12:35 PM
10216 Paradise Blvd
Treasure Island FL 33706
United States
Index number:2879


STOP WORK
ORDER


Jun 30, 2026 at 8:21:25 AM
10451 Gulf Blvd
Treasure Island, FL 33706
United States
City of Treasure Island, Florida
Code Enforcement
June 30, 2026
VIA First Class Mail and Certified Mail Return Receipt Requested
Marcos Diaz
10216 Paradise BLVD
Treasure Island FL 33706
RE: Notice of Violation, City of Treasure Island v. Marcos Diaz
Dear Marcos Diaz,
Section A- Description of the Property
Address of Violation:
10216 Paradise BLVD
Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District: Residential Urban (RU-15)
Parcel #: 24-31-15-66042-005-0250
Legal Description: PARADISE ISLAND 2ND ADD BLK 5, LOT 23
Section B-Description of Violations

# 2025 REAL ESTATE TAX

**Adam Ross, Pinellas County Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

| If Postmarked By | Nov 30, 2025 |
|---|---|
| Pay this Amount | $3292.93 |

| ACCOUNT NUMBER | ESCROW CODE | MILLAGE CODE |
|---|---|---|
| R263549 | * CL-0011680 | TI |

* SHELLPOINT MORTGAGE SERVICES

DIAZ, MARCOS
10216 PARADISE BLVD
TREASURE ISLAND, FL 33706-3119

PARCEL NO.: 24/31/15/66042/005/0230
SITE ADDRESS:10216 PARADISE BLVD, TREASURE ISLAND
PLAT: 34 PAGE: 49
LEGAL:
PARADISE ISLAND 2ND ADD
BLK 5, LOT 23

## AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION | TAXABLE VALUE | TAXES LEVIED |
|---|---|---|---|---|---|
| GENERAL FUND | 4.5423 | 248,199 | 50,722 | 197,477 | 897.00 |
| HEALTH DEPARTMENT | 0.0713 | 248,199 | 50,722 | 197,477 | 14.08 |
| EMS | 0.8050 | 248,199 | 50,722 | 197,477 | 158.97 |
| SCHOOL-STATE LAW | 3.0450 | 248,199 | 25,000 | 223,199 | 679.64 |
| SCHOOL-LOCAL BD. | 3.2480 | 248,199 | 25,000 | 223,199 | 724.95 |
| TREASURE ISLAND | 3.8129 | 248,199 | 50,722 | 197,477 | 752.96 |
| SW FLA WTR MGMT. | 0.1831 | 248,199 | 50,722 | 197,477 | 36.16 |
| PINELLAS COUNTY PLN.CNCL. | 0.0175 | 248,199 | 50,722 | 197,477 | 3.46 |
| JUVENILE WELFARE BOARD | 0.8250 | 248,199 | 50,722 | 197,477 | 162.92 |

TOTAL MILLAGE 16.5501 — GROSS AD VALOREM TAXES $3,430.14

## NON-AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY | AMOUNT |
|---|---|

GROSS NON-AD VALOREM ASSESSMENTS $0.00

**TAXES BECOME DELINQUENT APRIL 1ST** — COMBINED GROSS TAXES AND ASSESSMENTS $3,430.14

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS


# 2025 REAL ESTATE TAX

**Adam Ross, Pinellas County Tax Collector**
Pay in U.S. funds to **Pinellas County Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

| If Postmarked By | Nov 30, 2025 |
|---|---|
| Pay this Amount | $3292.93 |

| ACCOUNT NUMBER | ESCROW CODE | MILLAGE CODE |
|---|---|---|
| R263549 | * CL-0011680 | TI |

* SHELLPOINT MORTGAGE SERVICES

DIAZ, MARCOS
10216 PARADISE BLVD
TREASURE ISLAND, FL 33706-3119

PARCEL NO.: 24/31/15/66042/005/0230
SITE ADDRESS:10216 PARADISE BLVD, TREASURE ISLAND
PLAT: 34 PAGE: 49
LEGAL:
PARADISE ISLAND 2ND ADD
BLK 5, LOT 23


Duplicate N/A 06/29/2026
Paid 11/26/2025 Receipt # 0-25-TAX-102004 $3,292.93

**Mike Twitty, MAI, CFA**
**Pinellas County Property Appraiser**

## Parcel Summary
(as of 29-Jun-2026)

Parcel Number
**24-31-15-66042-005-0230**

- Owner Name
  **DIAZ, MARCOS**
- Property Use
  **0110 Single Family Home**
- Site Address
  **10216 PARADISE BLVD**
  **TREASURE ISLAND, FL 33706**
- Mailing Address
  **10216 PARADISE BLVD**
  **TREASURE ISLAND, FL 33706-3119**
- Legal Description
  **PARADISE ISLAND 2ND ADD BLK 5, LOT 23**
- Current Tax District
  **TREASURE ISLAND (TI)**
- Year Built
  **1971**

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| **1,650** | **2,535** | **1** | **1** |

## Parcel Map




## Exemptions

# 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-007129-2026 - SWO-007128-2026**

I hereby certify that a copy of the **Notice of Violation** was served on June 30, 2026, by Pamela Nash via:

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

Marcos Diaz 10216 Paradise BLVD Treasure Island FL 33706 VIA USPS and CERTIFIED MAIL.NUMBER: 9214 8902 9562 6590 1620 5231 36 (Receipt Attached)
Marcos Diaz C/O Yaite Ruiz Novea 10210 Paradise BLVD. Treasure Island FL 33706 CERTIFIED MAIL.NUMBER: 9214890295626590162052320 4 (Receipt Attached)

x Posting on the property at: 10216 Paradise BLVD 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

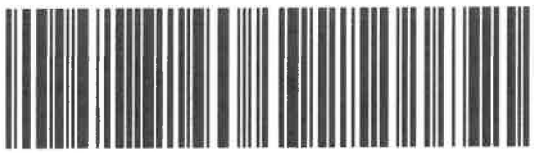
State of Florida )
) ss
County of Pinellas )

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 30TH day of June 2026, by PAMELA NASH who is personally known to me.

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

_____
Notary Public

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706

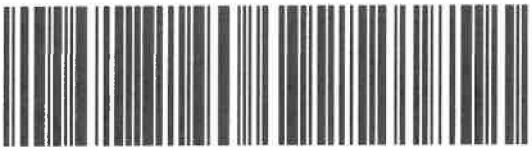


9214 8902 9562 6590 1620 5231 36

MARCOS DIAZ
10216 PARADISE BLVD
TREASURE ISLAND FL 33706

**FLOOD-007129-2026 - SWO-007128-2026**

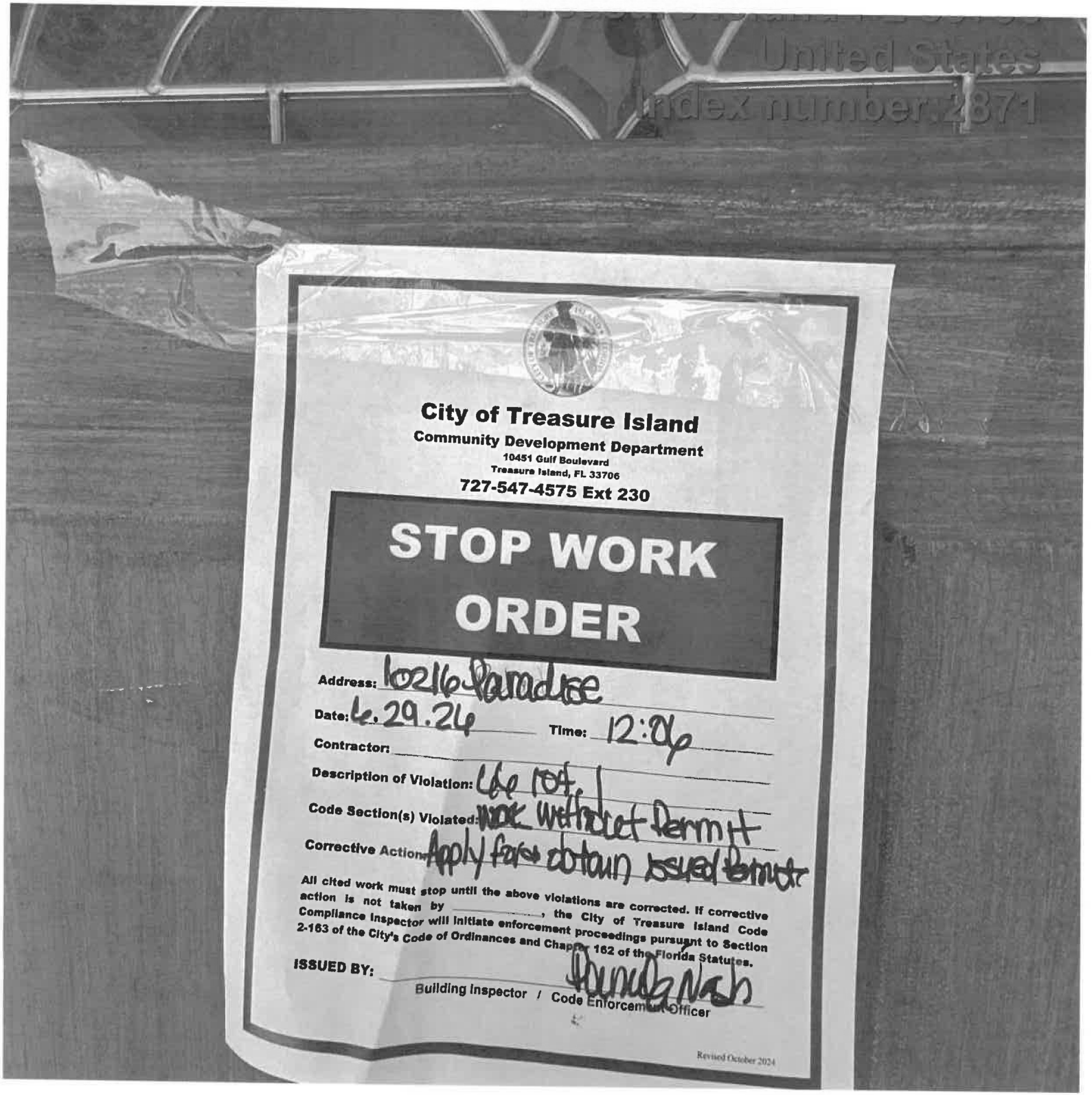
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1620 5232 04

MARCOS DIAZ
CO YAUTE RUIZ NOVEA
10210 PARADISE BLVD
TREASURE ISLAND FL 33706

**FLOOD-007129-2026 - SWO-007128-2026**




**City of Treasure Island**
**Community Development Department**
10451 Gulf Boulevard
Treasure Island, FL 33706
**727-547-4575 Ext 230**

# STOP WORK ORDER

Address: 10216 Paradise
Date: 6.29.24 Time: 12:04
Contractor:
Description of Violation: Use not
Code Section(s) Violated: work without Permit
Corrective Action: Apply for & obtain issued Permit

All cited work must stop until the above violations are corrected. If corrective action is not taken by _____, the City of Treasure Island Code Compliance Inspector will initiate enforcement proceedings pursuant to Section 2-163 of the City's Code of Ordinances and Chapter 162 of the Florida Statutes.

ISSUED BY: _____
Building Inspector / Code Enforcement Officer

Revised October 2024

# City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706

**City of Treasure Island, Florida**
**Code Enforcement**
**Case No. FLOOD-007129-2026 SWO-007128-2026**

## Notice Of Hearing

August 3, 2026

VIA First Class Mail and Certified Mail Return Receipt Request

**Marcos Diaz**
**10216 Paradise BLVD**
**Treasure Island FL 33706**

**Marcos Diaz**
**c/o Yaite Ruiz Novoa**
**10210 Paradise BLVD**
**Treasure Island FL 33706**

RE: City of Treasure Island v.Marcos Diaz

Dear Marcos Diaz,

On June 30. 2026 the City provided you with a Notice of Violation for the above referenced property. You were required to correct the violation by July 13, 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.

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:
10216 Paradise BLVD
Treasure Island, FL 33706

Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District: Residential Urban (RU-15)
Parcel #: 24-31-15-66042-005-0230
Legal Description: PARADISE ISLAND 2ND ADD BLK 5, LOT 23

:

# City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706

**Section B-Description of Violations**

- Work done without an issued permit

**Section C- Code Provisions Violated**

- Sec. 66-104.1 – Permits Required

**Section D- Corrective Action:**

- Apply for and obtain an issued permit for all work done.
- Schedule and pass all required inspections to close permit

**You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on August 19, 2026 at 11:00AM, at City Hall, Council Chambers, 10451 Gulf Blvd, Treasure Island, FL 33706, and be heard to the alleged violation at the property.**

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 August 9, 2026 to:**

City of Treasure Island
Community Development Department
10451 Gulf Blvd
Treasure Island, FL 33706

Attn: **Case No. FLOOD-007129-2026 - SWO-007128-2026**

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) days before the hearing but no later than August 9, 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 727.215.3443.

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.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 (727.215.3443.

For the City,

Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

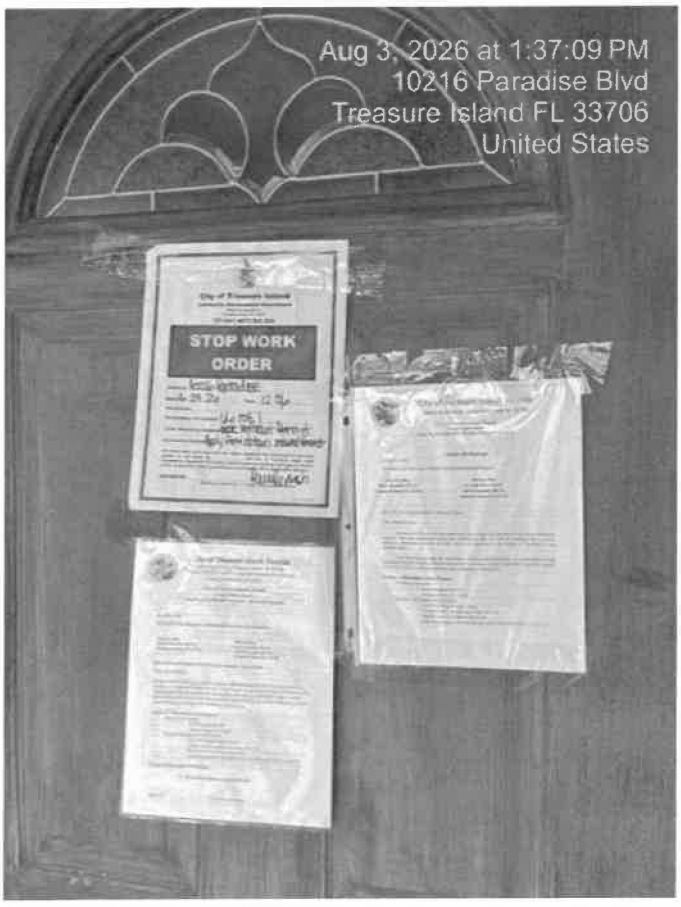
# City of Treasure Island, Florida

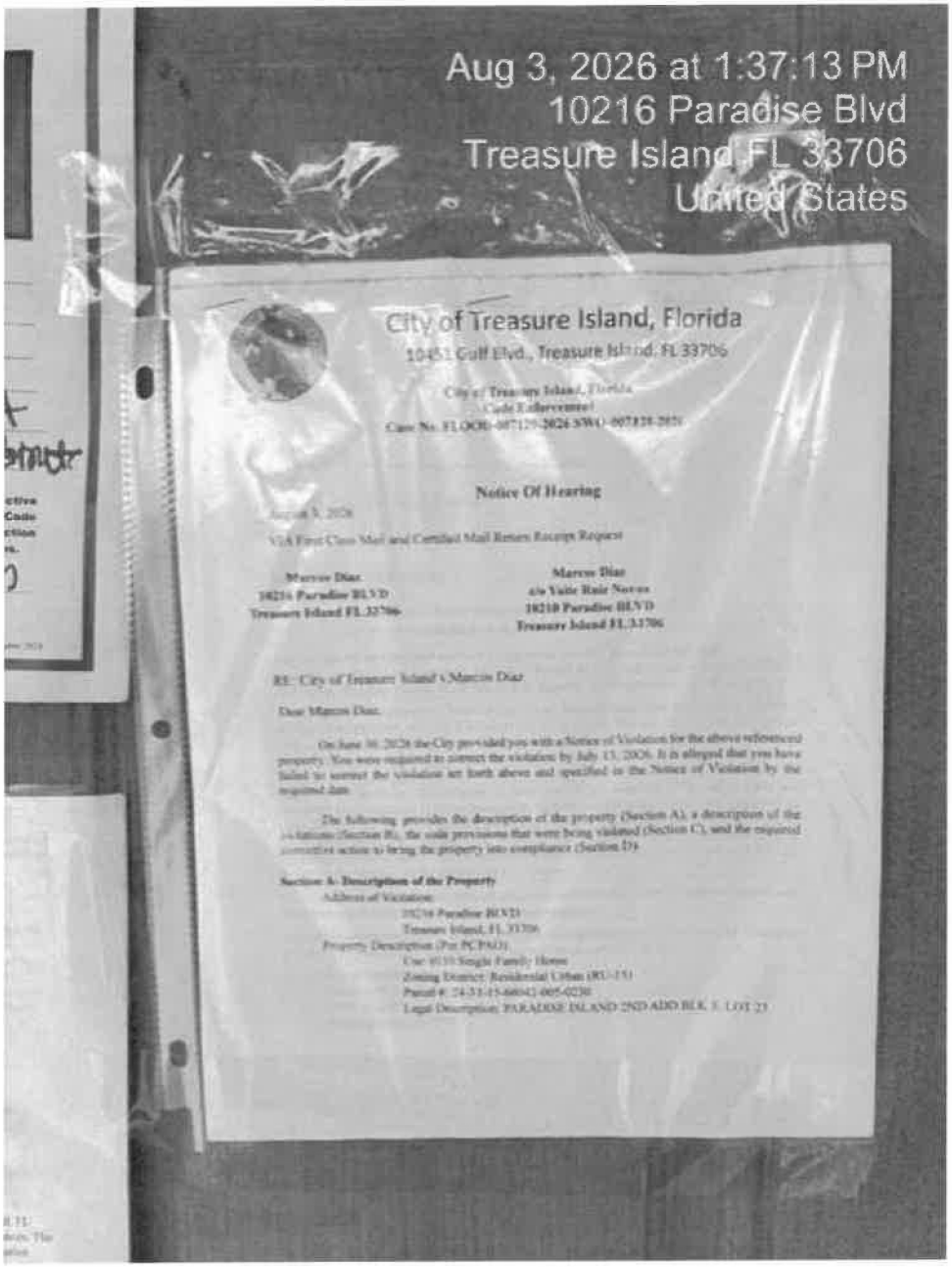
10451 Gulf Blvd., Treasure Island, FL 33706

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.

10216 PARADISE POSTING OF NOH STATUS HEARING NOTICE




Aug 3, 2026 at 1:37:13 PM
10216 Paradise Blvd
Treasure Island, FL 33706
United States
City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Notice Of Hearing
Marcos Diaz
10216 Paradise BLVD
Treasure Island FL 33706
Marcos Diaz
c/o Yaite Ruiz Novas
10210 Paradise BLVD
Treasure Island FL 33706
RE: City of Treasure Island v Marcos Diaz
Dear Marcos Diaz,
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Address of Violation:
10216 Paradise BLVD
Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District: Residential Urban (RU-15)
Parcel #: 24-31-15-66042-005-0230
Legal Description: PARADISE ISLAND 2ND ADD BLK 5 LOT 23

Treasure Island FL 33706
United States
Treasure Island City Hall

City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706

**City of Treasure Island, Florida**
**Code Enforcement**
**Case No. FLOOD-007129-2026 SWO-007128-2026**

## Notice Of Hearing

August 3, 2026

VIA First Class Mail and Certified Mail Return Receipt Request

**Marcos Diaz**
**10216 Paradise BLVD**
**Treasure Island FL 33706**

Marcos Diaz
**c/o Yaite Ruiz Novoa**
**10210 Paradise BLVD**
**Treasure Island FL 33706**

RE: City of Treasure Island v.Marcos Diaz

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Use: 0110 Single Family Home
Zoning District: Residential Urban (RU-15)
Parcel #: 24-31-15-66042-005-0230
Legal Description: PARADISE ISLAND 2ND ADD BLK 5, LOT 23



**Mike Twitty, MAI, CFA**
**Pinellas County Property Appraiser**

**Parcel Summary**
**(as of 03-Aug-2026)**

Parcel Number
## 24-31-15-66042-005-0230

- Owner Name
  **DIAZ, MARCOS**
- Property Use
  **0110 Single Family Home**
- Site Address
  **10216 PARADISE BLVD**
  **TREASURE ISLAND, FL 33706**
- Mailing Address
  **10216 PARADISE BLVD**
  **TREASURE ISLAND, FL 33706-3119**
- Legal Description
  **PARADISE ISLAND 2ND ADD BLK 5, LOT 23**
- Current Tax District
  **TREASURE ISLAND (TI)**
- Year Built
  **1971**

| Living SF | Gross SF | Living Units | Buildings |
|---|---|---|---|
| **1,650** | **2,535** | **1** | **1** |

**2025 REAL ESTATE TAX**

## Adam Ross, Pinellas County Tax Collector

P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

Pay online at **pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.95% convenience fee

| If Postmarked By | Nov 30, 2025 | | | | |
|---|---|---|---|---|---|
| Pay this Amount | $3292.93 | | | | |

| ACCOUNT NUMBER | ESCROW CODE | MILLAGE CODE |
|---|---|---|
| R263549 | * CL-0011680 | TI |

* SHELLPOINT MORTGAGE SERVICES

DIAZ, MARCOS
10216 PARADISE BLVD
TREASURE ISLAND, FL 33706-3119

PARCEL NO.: 24/31/15/66042/005/0230
SITE ADDRESS:10216 PARADISE BLVD, TREASURE ISLAND
PLAT: 34 PAGE: 49
LEGAL:
PARADISE ISLAND 2ND ADD
BLK 5, LOT 23

### AD VALOREM TAXES

| TAXING AUTHORITY | MILLAGE RATE | ASSESSED VALUE | EXEMPTION | TAXABLE VALUE | TAXES LEVIED |
|---|---|---|---|---|---|
| GENERAL FUND | 4.5423 | 248,199 | 50,722 | 197,477 | 897.00 |
| HEALTH DEPARTMENT | 0.0713 | 248,199 | 50,722 | 197,477 | 14.08 |
| EMS | 0.8050 | 248,199 | 50,722 | 197,477 | 158.97 |
| SCHOOL-STATE LAW | 3.0450 | 248,199 | 25,000 | 223,199 | 679.64 |
| SCHOOL-LOCAL BD. | 3.2480 | 248,199 | 25,000 | 223,199 | 724.95 |
| TREASURE ISLAND | 3.8129 | 248,199 | 50,722 | 197,477 | 752.96 |
| SW FLA WTR MGMT. | 0.1831 | 248,199 | 50,722 | 197,477 | 36.16 |
| PINELLAS COUNTY PLN.CNCL. | 0.0175 | 248,199 | 50,722 | 197,477 | 3.46 |
| JUVENILE WELFARE BOARD | 0.8250 | 248,199 | 50,722 | 197,477 | 162.92 |

| TOTAL MILLAGE | 16.5501 | GROSS AD VALOREM TAXES | $3,430.14 |
|---|---|---|---|

### NON-AD VALOREM ASSESSMENTS

| LEVYING AUTHORITY | AMOUNT |
|---|---|
| GROSS NON-AD VALOREM ASSESSMENTS | $0.00 |

| TAXES BECOME DELINQUENT APRIL 1ST | COMBINED GROSS TAXES AND ASSESSMENTS | $3,430.14 |
|---|---|---|

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS


**2025 REAL ESTATE TAX**

## Adam Ross, Pinellas County Tax Collector

Pay in U.S. funds to **Pinellas County Tax Collector**
P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

*Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments*

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• E-check - No fee • Credit card - 2.95% convenience fee

| If Postmarked By | Nov 30, 2025 | | | | |
|---|---|---|---|---|---|
| Pay this Amount | $3292.93 | | | | |

| ACCOUNT NUMBER | ESCROW CODE | MILLAGE CODE |
|---|---|---|
| R263549 | * CL-0011680 | TI |

* SHELLPOINT MORTGAGE SERVICES

DIAZ, MARCOS
10216 PARADISE BLVD
TREASURE ISLAND, FL 33706-3119

PARCEL NO.: 24/31/15/66042/005/0230
SITE ADDRESS:10216 PARADISE BLVD, TREASURE ISLAND
PLAT: 34 PAGE: 49
LEGAL:
PARADISE ISLAND 2ND ADD
BLK 5, LOT 23


Duplicate N/A 08/03/2026
Paid 11/26/2025 Receipt # 0-25-TAX-102004 $3,292.93

# 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 #
**Case No. FLOOD-007129-2026 - SWO-007128-2026**

I hereby certify that a copy of the **NOTICE OF HEARING** was served on August 3, 2026, by Pamela Nash via:

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

MARCOS DIAZ 10216 PARADISE BLVD Treasure Island FL 33706 VIA USPS and CERTIFIED MAIL.NUMBER: 9214 8902 9562 6590 1621 4179 39 (Receipt Attached)
MARCOS DIAZ C/O YAITE RUIZ NOVOA 10210 PARADISE BLVD. TREASURE ISLAND FL 33706. CERTIFIED MAILNUMBER: 9214 8902 9562 6590 1621 4182 19 (RECEIPT ATTACHED)

x Posting on the property at: 10216 PARADISE BLVD. 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

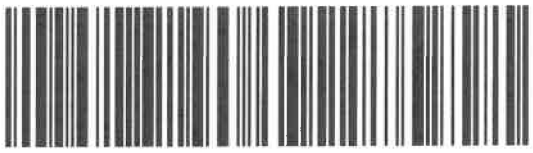
State of Florida )
) ss
County of Pinellas )

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 3RD day of AUGUST, 2026, by PAMELA NASH who is personally known to me.

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

_____
Notary Public

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706

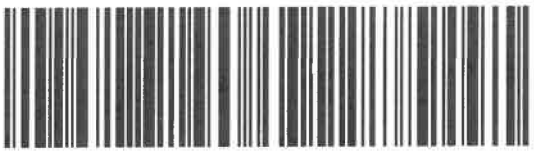


9214 8902 9562 6590 1621 4179 39

MARCOS DIAZ
10216 PARADISE BLVD
TREASURE ISLAND FL 33706

**FLOOD-007129-2026 - SWO-007128-2026**

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1621 4182 19

MARCOS DIAZ
CO YAITE RUIZ NOVOA
10210 PARADISE BLVD
TREASURE ISLAND FL 33706

**FLOOD-007129-2026 - SWO-007128-2026**

| Permit Number | Address | Permit Type | Permit Status | Permit Issue Date | Permit Description | Permit Work Class | Permit Application Date | Permit Finaled Date | Permit Valuation |
|---|---|---|---|---|---|---|---|---|---|
| 131 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 6/13/2000 | CONCRETE DRIVE AND PATIO | Permit | 6/13/2000 | 1/1/1900 | $2,470.00 |
| 9900154 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 2/5/1999 | REROOF REPLACE TILE ROOF/30 YEAR SHINGLES | Permit | 2/5/1999 | 1/1/1900 | $4,200.00 |
| 9900618 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 5/7/1999 | REFINISH POOL | Permit | 5/7/1999 | 1/1/1900 | $1,700.00 |
| 9700361 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 3/13/1997 | EQUAL CHANGE OUT OF 3 TON SPLIT HEAT PUMP NO ELECT, ADDING 1 RETURN | Permit | 3/13/1997 | 1/1/1900 | $3,235.00 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 9900202 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 2/15/1999 | INSTALL 18'X'15 ROOF & VINYL SOFFIT & FASCIA | Permit | 2/15/1999 | 1/1/1900 | $2,490.00 |
| 2.01E+08 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 5/6/2013 | 29' OF PAVERS ON WALKWAYS ON BOTH SIDES OF THE HOUSE. ALL WORK AND MATERIALS PER FBC 2010. | Permit | 5/6/2013 | 5/16/2013 | $800.00 |
| 2E+08 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 7/2/2003 | RELOCATE AND ADD MISC CIRCUITS FOR KITCHEN REMODEL | Permit | 7/2/2003 | 10/21/2003 | $200.00 |
| 2.01E+08 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 6/18/2007 | INSTALL BRICK PAVERS ON EXISTING POOL DECK AND ENLARGE DECK AREA AND INSTALL BRICK PAVERS PER DRAWING | Permit | 6/18/2007 | 7/11/2007 | $14,508.00 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 2E+08 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 10/15/2001 | SCREEN ROOM OVER EXISTING SLAB 15' PARTIAL ROOF | Permit | ######### | 10/23/2001 | $2,470.00 |
| 2.02E+08 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 11/9/2018 | REPLACE EXISTING ORANGEBURG SEWER LINE WITH SCH 40 PVC, APPROX 60' & 2 CLEANOUTS. ALL WORK & MATERIALS PER FPC2017. | Permit | 11/8/2018 | 11/13/2018 | $6,487.00 |
| 2.01E+08 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 7/29/2009 | INSTALL 6' HIGH PVC FENCE WITH TWO GATES | Permit | 7/27/2009 | 8/7/2009 | $2,110.00 |
| 2E+08 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 7/2/2003 | KITCHEN REMODEL | Permit | 7/2/2003 | 10/21/2003 | $5,000.00 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 2.01E+08 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 6/27/2007 | CHANGEOUT DISCONNECTS AND BREAKERS TO CODE WIRE A/C | Permit | 6/27/2007 | 7/9/2007 | $150.00 |
| 2.01E+08 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 6/24/2008 | CHANGEOUT 150A PANEL (SERVICE ALREADY U/G) WIRE NEW POOL HEATER NOTE: PRE-WIRE FOR POOL HEATER. HEATER TO BE INSTALLED AT LATER DATE(09.04.08NHS) | Permit | 6/24/2008 | 9/5/2008 | $1,500.00 |
| 2.01E+08 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 7/11/2007 | REMOVE EXISTING CONCRETE DRIVEWAY AND REPLACE WITH BRICK PAVERS ADD WALKWAY | Permit | 7/11/2007 | 7/16/2007 | $8,000.00 |
| 2.01E+08 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 6/27/2007 | EQUAL CHANGEOUT OF A 3 TON SPLIT W/5KW HEAT | Permit | 6/27/2007 | 7/9/2007 | $6,925.00 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| BLDR-012288-2025 | 10216 PARADISE BLVD TREASURE ISLAND, FL 33706 | Building (Residential) | Expired | 10/15/2025 | RE ROOF 30 SQS OF SHINGLE. ALL WORK & MATERIAL PER CURRENTLY ADOPTED STATE & LOCAL CODES. ONLINE PERMIT<br><br>NOTE: The cost of all permits to repair a structure to pre-storm condition (including upgrades) will be included in determining Substantial Damage. All open permits that are not storm related will be included in determining Substantial Improvement. In cases where both apply, a combination of Substantial Damage and Substantial Improvement may be | Roof | 10/7/2025 | | $18,000.00 |

# Code Enforcement Board

Case # FLOOD-007129-2026 SWO-007128-2026

MARCOS DIAZ

10216 PARADISE BLVD., TREASURE ISLAND, FL 33706

# Zoning Map


Search result
(1 of 1)
699
Blind Pass Rd
Pasadena Ave S

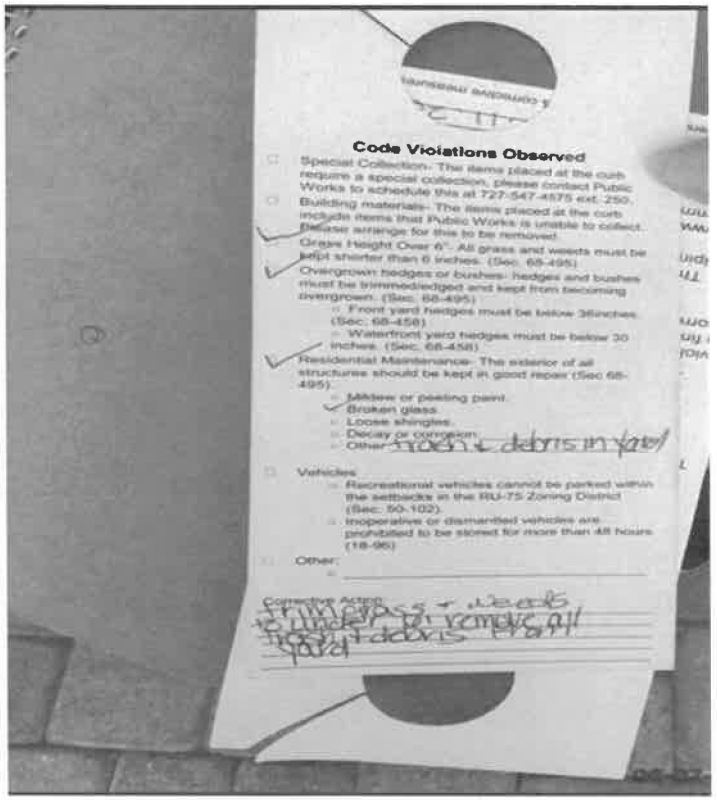

10209
10222
Search result
(1 of 1)
10216
10210

# Courtesy Notice

Unknown Status Letter mailed – 07/08/2025
Courtesy Notice Landscaping mailed – 07/08/2026
Courtesy Notice Landscape door hanger left - 08/27/2025
Courtesy Notice of Violation Landscape mailed – 03/31/2026

# Courtesy Notice Inspection Photo

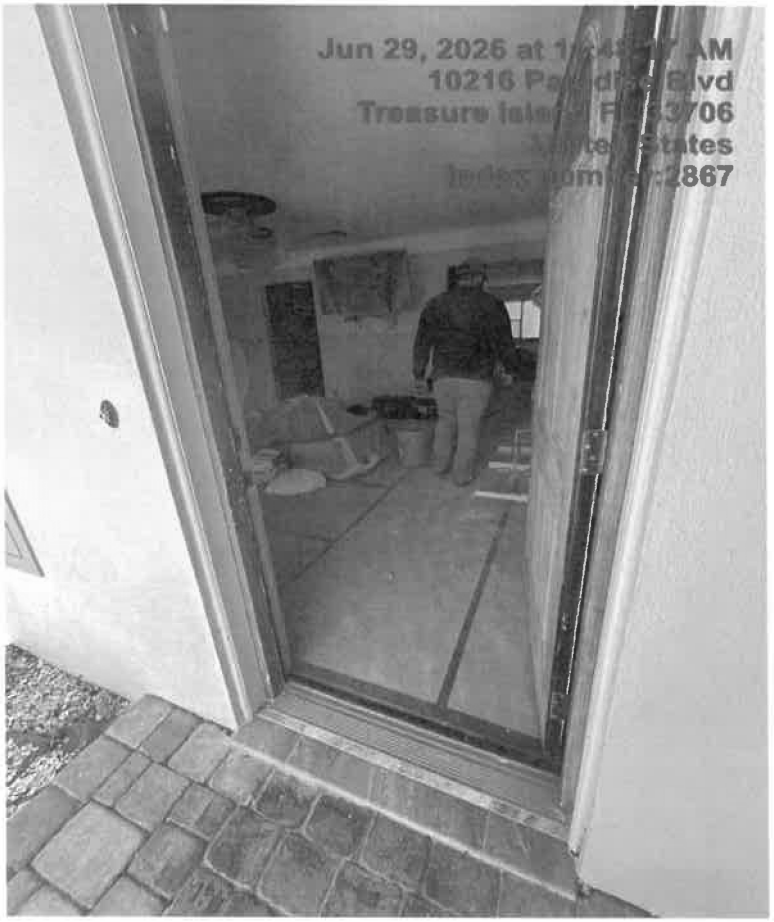


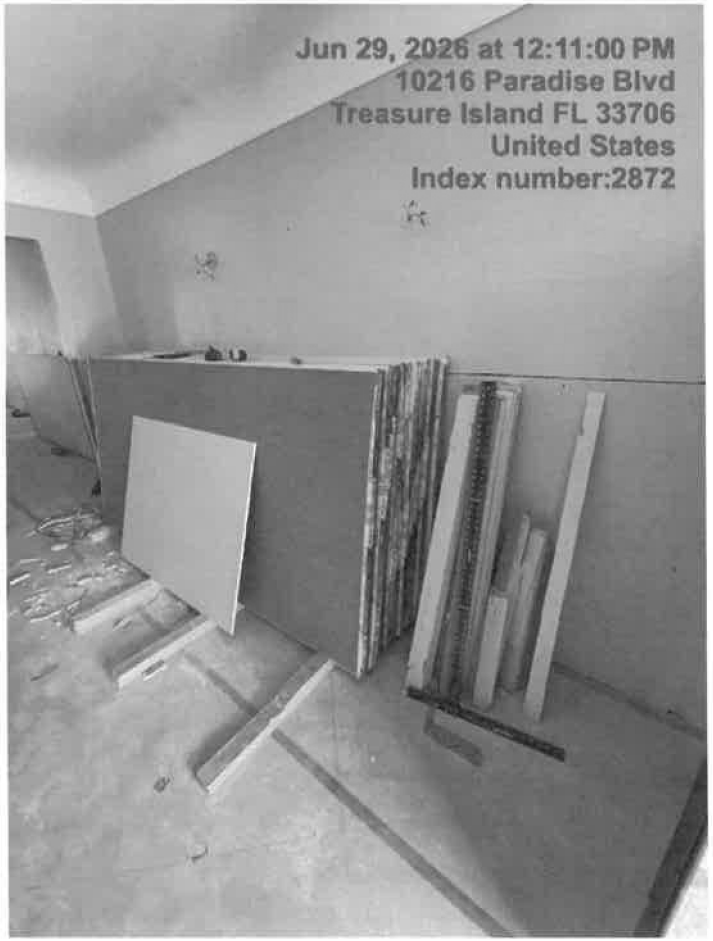


# Notice of Violation for Stop Work Order

- Notice posted: 06/30/2026
- Codes: 66-104.1 - Work done without a permit
- Proof of Property Ownership: 06/30/2026
    - PCPAO
    - Property Tax Receipt
- Affidavit of Service: 06/30/2026
- Pictures dated: 06/29/2026 and 06/30/2026
- Compliance Date: 07/13/2026

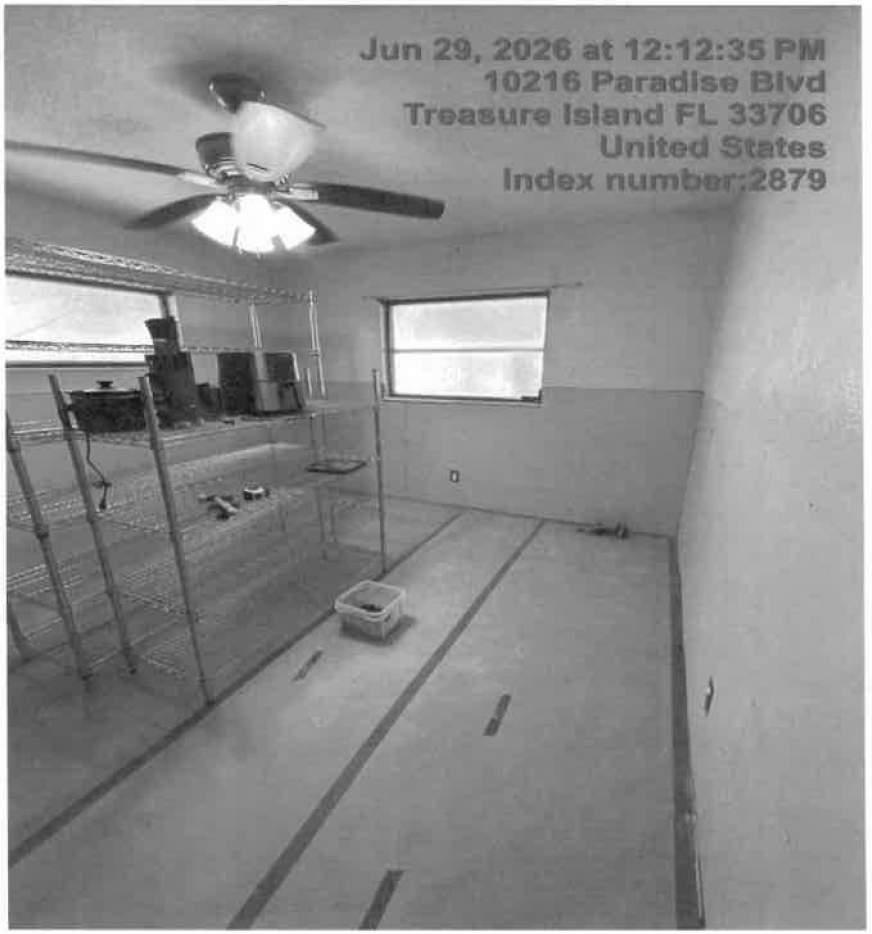
# NOV Photos


Jun 29, 2026 at 1
10216 Pa
Treasure Isla
Index num
2867

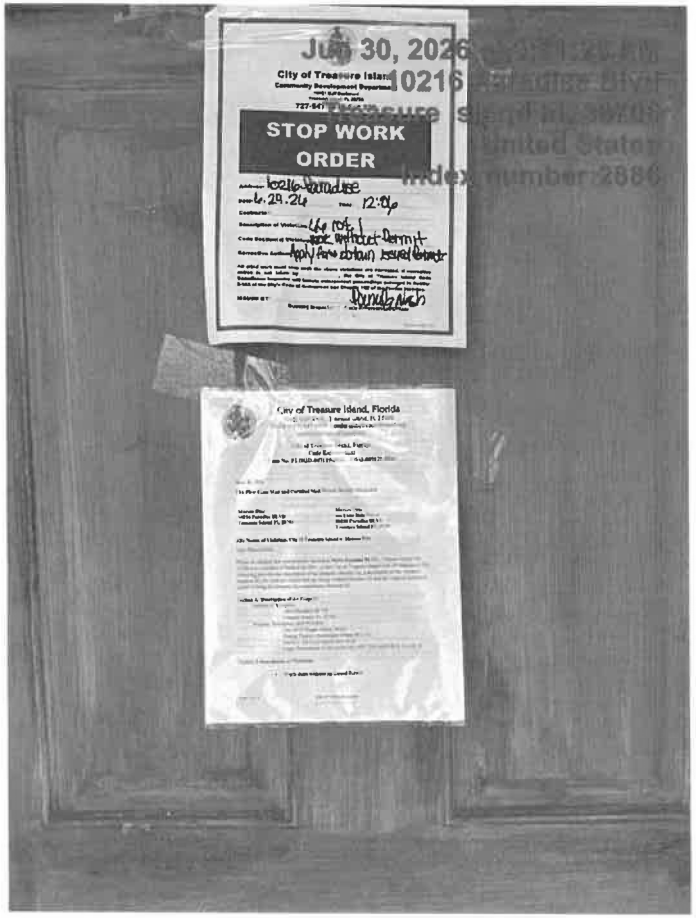

Jun 29, 2026 at 12:11:00 PM
10216 Paradise Blvd
Treasure Island FL 33706
United States
Index number:2872

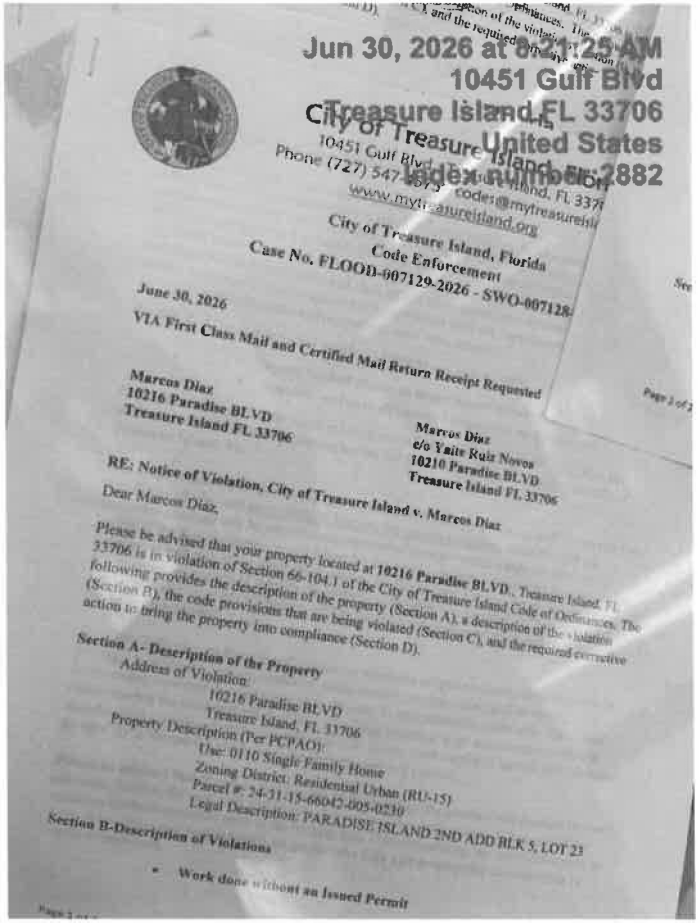
# NOV Photos Continued



# NOV Photos Continued

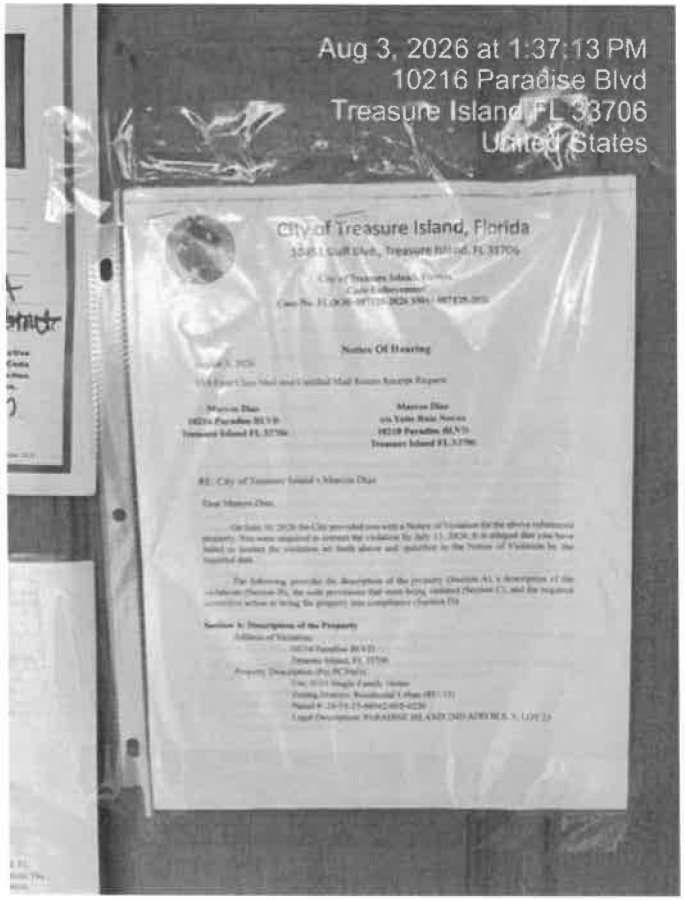


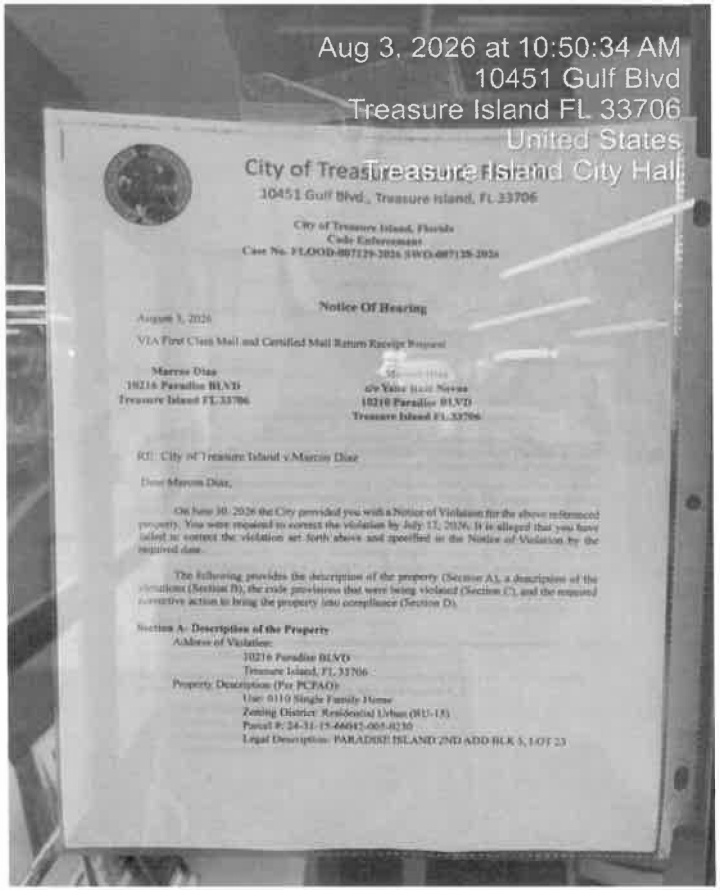



# Notice of Hearing

- Posted Date: 08/03/2026
- Codes: 66-104.1 Work without an issued permit
- Proof of Property Ownership: 08/03/2026
    - PCPAO
    - Property Tax Receipt
- Affidavit of Service: 08/03/2026
- Pictures Dated: 08/03/2026

# NOH Photos


Aug 3, 2026 at 1:37:13 PM
10216 Paradise Blvd
Treasure Island FL 33706
United States
City of Treasure Island, Florida
Notice Of Hearing


Aug 3, 2026 at 10:50:34 AM
10451 Gulf Blvd
Treasure Island FL 33706
United States
City of Treasure Island City Hall
10451 Gulf Blvd., Treasure Island, FL 33706
Notice Of Hearing
Marcos Diaz
10216 Paradise BLVD
Treasure Island FL 33706
RE: City of Treasure Island v.Marcos Diaz
Dear Marcos Diaz,
Section A: Description of the Property
Address of Violation:
10216 Paradise BLVD
Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District: Residential Urban (RU-15)
Parcel #: 24-31-15-66045-005-0230
Legal Description: PARADISE ISLAND 2ND ADD BLK 5, LOT 23

PN1

# NOH Pictures-Screen Shot Permit Report

| | | | | | | |
|---|---|---|---|---|---|---|
| ☐ | 200700818 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 06/27/2007 | 0.00 |
| ☐ | 200800825 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 06/24/2008 | 0.00 |
| ☐ | 200700870 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 07/11/2007 | 0.00 |
| ☐ | 200700817 | 10216 PARADISE BLVD Treasure Island, FL 33706 | Legacy | Complete | 06/27/2007 | 0.00 |
| ☐ | BLDR-012288-2025 | 10216 PARADISE BLVD TREASURE ISLAND, FL 33706 | Building (Residential) | Expired | 10/15/2025 | 0.00 |

**Slide 11**

**PN1** ON JULY 2ND PROPERTY OWNER'S REPRESENTATIVE - WENDY STANLEY - VISITED CDD AND EXPLAINED THAT HER UNCLE HAD PASSED AWAY SO SHE AND HIS OTHER FAMILY MEMBERS WERE STEPPING IN TO SEE TO HIS AFFAIRS. THROUGH THE WEEKEND OF JULY 4TH WENDY STANLEY WORKED TO BEGIN PROPERTY CLEANUP. SHE FOLLOWED UP WITH AN EMAIL DATED JULY 13TH OUTLINING HER EFFORTS TO BRING THE PROPERTY INTO COMPLIANCE. PLEASE SEE THE ADDENDUM TO THE AGENDA PACKET I PROVIDED TO READ HER EMAIL AND TO SEE THE PROGRESS SHE MADE ON THE PROPERTY. MS. STANLEY EXPLAINS IN THE EMAIL THAT SHE IS HIRING A LANDSCAPER ABD IS TRYING TO FIND SOMEONE WHO CAN REMOVE THE SHED.
Nash, Pamela, 2026-07-14T12:57:48.386

# Staff Recommendation

- Staff recommends the property owner, Marcos Dias be found as a Second Time Violator of Section 66-104.1 Work Done Without an Issued Permit and required to complete the following steps within 30 days. The steps required to correct the violation are:
  - Apply for and obtain an issued permit
  - Schedule and pass all required inspections

# Proposed Motion

- In the case FLOOD-007129-2026 & SWO-007128-2026 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, Marcos Diaz **is/not** found to be a second-time violator of the Treasure Island Code of Ordinances Section 66-104.1 and is ordered to:
- Apply for and receive an issued permit for all work done
- Schedule and pass all required inspections
- If the above corrective action is not accomplished by 12:00 PM on September 18, 2026, a return hearing notice will be posted and the Respondent will return to hearing on the October 21, 2026, Code Enforcement Board meeting 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.

**AGENDA ITEM NO. IX.4**

# Item Cover Page

**CODE ENFORCEMENT BOARD AGENDA ITEM REPORT**

**DATE:** August 19, 2026

**SUBMITTED BY:** Tia Payton, Administration

**ITEM TYPE:** For Consideration and Discussion

**AGENDA SECTION:** NEW BUSINESS

**SUBJECT:** Short Term Rentals

**BACKGROUND:**

**POLICY/PURPOSE:**

**STRATEGIC PLAN RELEVANCE:**

**ANALYSIS/DISCUSSION:**

**FUNDING:**

**MOTION:**

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**ATTACHMENTS:**
Short Term Rentals.pdf

Vacation Rentals

Since the hurricanes, short term rentals have increased across our island. What responsibilities do Treasure Island Code Enforcers have concerning this situation?

Included is a sampling of the vacation rentals that have been rented (or are anticipated to become rentals) at the end of Sunset Beach. Some of those on the list have imbedded links to their rental webpage. If the address is repeated, that means they use multiple rental websites. The first three do not have links as the owners took them off rental webpages. Perhaps it was because the neighbors complained and used the webpages as evidence of their claims. They are still renting though, through independent agents.

1. 30 80th Ave.

2. 37 80th Ter..

3. 23 80th Ave.

4. 35 79th Ave.

5. 145 79th Ave. was recently purchased by Prather Investments. The investment group made a video stating Sunset Beach allows renting by the month or semi-month.

6. 7710 Bayshore Dr. Apts.

7. 8102 Bayshore Dr. and 8102 Bayshore Dr.

8. 36 79th Avenue

9. 18 80th Terr. and 18 80th Terr.

There was a special magistrate meeting concerning 30 80th Avenue on May 29, 2026. Since that magistrate meeting, the owners there have violated a Cease and Desist order 35 times.
If a fine was issued for every day the owners violated the order, they would have had to pay $17,500. Yet, nothing has been done since May 29th.

30 80th Ave is owned by MSDK LLC AKA Michael Rex Switzer and Erin Goodnight Switzer. The Switzers live in Lafayette, Indiana. Their property manager is Dave Howard with ibeach management which has an office at Sunset Chateau.

Sherri Wiggins, a homeowner on Sunset that has been dealing with problems from the vacation-renters on her block, began reporting when the owners at 30 80th Ave. started renting the house out as a short-term rental in January, 2025. She documented over the course of a year and a half and gave the documentation to the magistrate at the hearing on May 29th.

Prior to this meeting she had multiple conversations with James Dixon. She was under the impression that fines would be issued. On May 7, 2026, the homeowners were issued a notice of hearing for the special magistrate. The owners chose not to attend but told Mr. Dixon that they would no longer do short term rentals and instead, would sell the house. the Cease and Desist Order was issued and the house was put on the market.

June 12th, renters showed up for six days. Ms. Wiggins reported this to the City. Nothing happened. She called code enforcement and James Dixon said he would commence the order to take them back to special magistrate court. He said he could ask for $500.00 per day per violation. At the time the fine could be $3,000.00. Nothing happened.

July 3rd the house was taken off the market.

Also on July 3rd, renters arrived and stayed until July 30th. Ms. Wiggins reported it to James Dixon who told her that the owners told him that they had a renter for the month of July. He also stated that he would put in an order for the special magistrate again.

According to the Airbnb website, the renters most likely paid the owners between $20,000 and $30,000 just for their stay in July.

The calendar from Airbnb showed the booking of these renters and future renters in August 2026, December 2026 and January 2027. The house is still off the market and I predict it will remain so until after his August renters leave.

The owner has taken the home off the Airbnb website but seems to still be renting.

Sunset Beach is a tight-knit community as are the other districts in Treasure Island. Short -term rentals threaten that community. They introduce frequent noise, parking congestion, trash mismanagement, and safety concerns from a constantly rotating transient population.
While we are dealing with these problems, Treasure Island has received no revenue from fines, which it seems the City is entitled to.