CODE ENFORCEMENT BOARD REGULAR MEETING
WEDNESDAY, SEPTEMBER 16, 2026 – 11:00 AM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

I. PLEDGE OF ALLEGIANCE

II. OATH OF OFFICE FOR NEW AND RETURNING MEMBERS

III. ROLL CALL

IV. ELECTION OF CHAIR AND VICE CHAIR

V. CELL PHONE ANNOUNCMENT

VI. EXPLANATION OF HEARING PROCEDURES

VII. EXPARTE` COMMUNICATION DISCLOSURE

VIII. HEARINGS

IX. OTHER OLD BUSINESS

IX.1 Adoption of the Rules of Procedure
Draft Rules of the CEB - Version 2 redline.docx

IX.2 Approval of Minutes for June 17, 2026 and July 15, 2026
07.15.2026 CEB Minutes .docx
06.17.2026 CEB Minutes.docx

X. OTHER NEW BUSINESS

XI. CITY ATTORNEY REPORT

XII. ENFORCEMENT STAFF REPORTS

XIII. BOARD MEMBER REPORTS

XIV. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

XV. CONFIRMATION OF NEXT MEETING DATE AND TIME

XVI. 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. IX.1

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: September 16, 2026

SUBMITTED BY: Tia Payton, Administration

ITEM TYPE: For Consideration and Discussion

AGENDA SECTION: OTHER OLD BUSINESS

SUBJECT: Adoption of the Rules of Procedure

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
Draft Rules of the CEB - Version 2 redline.docx

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 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 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 upon 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 acting as full members may attend and participate in any meeting of the CEB but are not allowed to 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).
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. A form agenda is attached as Appendix 1.

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.
D. Code Inspectors may refer an enforcement matter to the CEB by requesting that the Clerk place an Enforcement Hearing on the CEB's agenda.

Rule 12 – 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 13 – 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 to be read at a meeting of the CEB 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 costs 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.

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 costs 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 costs of repairs shall not constitute an admission that a violation occurred.

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 the CEB does not find that at least one violation has been proven by the City, no discussion of an order, fine, administrative fee, costs of repairs, or other remedy shall occur and the Enforcement Hearing shall be deemed complete.

D. If the CEB finds that the City has proven at least one violation, the Chair shall then open discussion on an appropriate order, fine, administrative fee, costs 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 pursuant to 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 pursuant to 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, costs, 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 pursuant to 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 pursuant to 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, costs, 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	$25-$150
Repeat Violation	$400-$500	$300-$400	$50-$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 or Repeat Violation Order shall begin to accrue on the date the order is signed by the Chair.

v. 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 to establish that the Agreed Order 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.

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 Clerk 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
    a. Report of matters referred to the City Commission
11. Board Member Reports
12. Public Comments on Non-Agenda Items
13. Confirmation of next meeting date and time
14. 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

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 (Date), 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. (FINDINGS OF FACT)

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 (Code Sections Violated) of the Code. The Respondent is found to be a first-time violator of (Code Sections Violated).

ORDER

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

1.

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 (DATE), by Don Snemis, the Chairman of the Treasure Island Code Enforcement Board.

Appendix 5

Noncompliance Order

ORDER FINDING CONTINUING VIOLATION AND IMPOSING FINE

THIS MATTER came before the City of Treasure Island Code Enforcement Board ("Board") on the _____ day of _____**, 20**, for a status / noncompliance hearing pursuant to Chapter 162, Florida Statutes, and the City of Treasure Island Code of Ordinances.

The Board previously entered a First Violation Order in this case on the _____ day of _____**, 20** ("Prior Order"), which found a violation on the Property and required compliance on or before the _____ day of _____**, 20** ("Compliance Date").

The Board having heard the testimony and considered the evidence, including the re-inspection report and photographs of City code compliance staff, and being otherwise fully advised, finds and orders as follows:

I. FINDINGS OF FACT

1. The Board has jurisdiction over this matter and the parties.
2. Respondent(s) received notice of the Prior Order and of this hearing as required by Section 162.12, Florida Statutes.
3. The Prior Order required Respondent(s) to correct the following violation(s) of the City Code / Land Development Regulations:
4. As of the Compliance Date, and as of the date of this hearing, the violation(s) had not been corrected, except as follows (if any):
5. The condition(s) described in the Prior Order continue to exist on the Property.

II. CONCLUSIONS OF LAW

6. Respondent(s) failed to comply with the Prior Order by the Compliance Date.
7. The violation is a continuing violation. Pursuant to Section 162.09, Florida Statutes, a fine may be imposed for each day the violation continues past the date set for compliance.

III. ORDER

IT IS THEREFORE ORDERED:

A. The Board finds the Respondent(s) in noncompliance with the Prior Order.

B. A fine of $_____ per day is imposed, beginning on the _____ day of _____**, 20** (the day after the Compliance Date, or such other date as stated on the record), and continuing for each day the violation remains, until the Property is brought into compliance or until further order of the Board, not to exceed the limits in Section 162.09, Florida Statutes.

C. Accrued fines as of the date of this hearing total $_____, subject to update upon staff affidavit of the compliance date.

D. Respondent(s) shall immediately correct the violation(s) and notify the Code Compliance Division in writing when the Property is ready for re-inspection.

E. Upon recording, this Order, together with the Prior Order, shall constitute a lien against the Property and upon other real or personal property of the Respondent(s) as provided in Section 162.09, Florida Statutes.

F. If the fine remains unpaid after three months from the filing of this Order, the City may foreclose the lien or sue to recover a money judgment as authorized by law.

G. The City may request a further status hearing if the violation continues.

H. This Order may be appealed as provided in Section 162.11, Florida Statutes.

DONE AND ORDERED on this ___ day of (DATE), by Don Snemis, the Chairman of the Treasure

Island Code Enforcement Board.

Appendix 6

Repeat Violation Order

Repeat Violation Order

CITY OF TREASURE ISLAND, FLORIDA
CODE ENFORCEMENT BOARD

ORDER FINDING REPEAT VIOLATION AND IMPOSING FINE

THIS MATTER came before the City of Treasure Island Code Enforcement Board ("Board") on the _____ day of _____**, 20**, pursuant to Chapter 162, Florida Statutes, and the City of Treasure Island Code of Ordinances.

The Board having heard the testimony and considered the evidence, including prior orders, inspection reports, photographs, and staff testimony, and being otherwise fully advised, finds and orders as follows:

I. FINDINGS OF FACT

1. The Board has jurisdiction over this matter and the parties.
2. Respondent(s) is/are the owner(s), occupant(s), or other person(s) responsible for the real property located at _____ ("Property").
3. Proper notice of this hearing was provided to the Respondent(s) in accordance with Section 162.12, Florida Statutes.
4. On the _____ day of _____**, 20**, in Case No. _____, the Board previously found Respondent(s) in violation of the following provision(s) of the City Code / Land Development Regulations:
5. That prior finding became final. The same Respondent(s) has/have again violated the same provision(s) at the Property (or as otherwise stated on the record), as follows:
6. The current condition was observed on or about the _____ day of _____**, 20**, and continued through the date of this hearing, except as otherwise noted on the record.
7. Because Respondent(s) was/were previously found to have violated the same code provision(s), the present violation is a **repeat violation** as defined in Section 162.04(5), Florida Statutes.

II. CONCLUSIONS OF LAW

8. The City has established a repeat violation by competent substantial evidence.
9. For a repeat violation, Section 162.09, Florida Statutes, authorizes a fine for each day the repeat violation continues, beginning on the date the repeat violation is found to have occurred, without the necessity of first allowing a new compliance period of the kind used for a first violation.
10. The Board may also order immediate correction of the condition.

III. ORDER

IT IS THEREFORE ORDERED:

A. The Board finds that a **repeat violation** exists on the Property.

B. Respondent(s) shall immediately correct the violation(s) and bring the Property into full compliance. Compliance shall include, at a minimum:

C. Respondent(s) shall notify the Code Compliance Division in writing when the Property is ready for re-inspection and shall permit inspection.

D. A fine of $_____ per day is imposed for each day the repeat violation exists, beginning on the _____ day of _____**, 20** (the date the repeat violation is found to have occurred), and continuing until the Property is brought into compliance or until further order of the Board, not to exceed the limits in Section 162.09, Florida Statutes.

E. Accrued fines as of the date of this hearing total $_____, subject to update upon staff affidavit of the date of compliance.

F. Upon recording, this Order shall constitute a lien against the Property and upon other real or personal property of the Respondent(s) as provided in Section 162.09, Florida Statutes.

G. If the fine remains unpaid after three months from the filing of this Order, the City may foreclose the lien or sue to recover a money judgment as authorized by law.

H. The City may request a status hearing if the repeat violation continues.

I. This Order may be appealed as provided in Section 162.11, Florida Statutes.

DONE AND ORDERED on this ___ day of (DATE), by Don Snemis, the Chairman of the Treasure Island Code Enforcement Board.

AGENDA ITEM NO. IX.2

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: September 16, 2026

SUBMITTED BY: Tia Payton, Administration

ITEM TYPE: Minutes

AGENDA SECTION: OTHER OLD BUSINESS

SUBJECT: Approval of Minutes for June 17, 2026 and July 15, 2026

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
07.15.2026 CEB Minutes .docx
06.17.2026 CEB Minutes.docx

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

Minutes

I. PLEDGE OF ALLEGIANCE

Chair Snemis called the meeting to order at 11:00 a.m. and led in the pledge of allegiance.

II. ROLL CALL

Present:

Don Snemis, Chair
Jennifer Grey
Frank Malone
Eric Olson
Derry Smith

Absent
Jeffery Baynon, Vice Chair
Shari Cohen

III. CELL PHONE ANNOUNCMENT

Chair Snemis asked all in attendance to silence their cellphones.

IV. APPROVAL OF MINUTES

IV.1 Approval of the following Minutes: April 15, 2026, and May 20, 2026

Chair Snemis moved to approve the April and May minutes as written, seconded by Ms. Grey, and carried five to zero.

V. ADMINISTRATION OF WITNESS OATH

Deputy City Clerk Tia Payton administered the oath to all those testifying.

VI. EXPLANATION OF HEARING PROCEDURES

City Attorney Nancy Stuparich explained the hearing procedures.

VII. EXPARTE` COMMUNICATION DISCLOSURE

Chair Snemis asked the board to disclose any ex parte communications, there were none.

VIII. OLD BUSINESS

VIII. 1LANDSCAPE-006860-2026, 106 87TH AVENUE TREASURE ISLAND, FL 33706, RUTH VELMA MARIE HORN ESTATE

Chair Snemis confirmed that the respondent was not present. Code Compliance Inspector Pamela Nash presented the case, as detailed in the background material. Chair Snemis inquired about the respondent being deceased and asked if staff contacted any of the other people on the estate. Inspector Nash answered no. Chair Snemis asked if the CEB had any problem with the staff recommendation. There were no objections. **In the Case LANDSCAPE-006860-20256, Chair Snemis moved the CEB find that the respondent was not present and, based on the testimony and evidence received, it was evident that a violation existed after the compliance date in the final order and, therefore, the respondent, Ruth Velma Marie Horn, had failed to comply with the compliance deadline of July 2, 2026, set forth in the Board's prior order. Pursuant to Chapter 2, Article III of the City of Treasure Island Code of Ordinances and 162.09, Florida Statutes, the Board hereby imposed an administrative fine of $25 per day for each day the violations had continued and continue past that deadline, with fines beginning to accrue on July 2, 2026, and continuing until full compliance was achieved or the violations were abated by the City. As of the date of this hearing, the accrued fines totaled $325, representative of 13 days of noncompliance at $25 per day, which was 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 the 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; seconded by Ms. Grey, and carried five to zero.**

Chair Snemis moved to accept the evidence provided, seconded by Mr. Malone, and carried five to zero. Code Compliance Supervisor James Dixion explained that the fines needed to be included in the schedule.

VIII. 2FLOOD-005734-2025, 455 115th Avenue, Treasure Island, FL, Pro Development USA LLC

Chair Snemis stated there were multiple people to testify. Mr. Mark Hohe said he was not testifying and would like to waive his time.

Code Compliance Inspector Ana Bartenstein presented the case, as detailed in the background material. Chair Snemis asked how many properties were involved. Inspector Bartenstein answered five and said three applications were received for the address. Ms. Smith inquired if there was picture of the other side of the house. Inspector Bartenstein did not have a separate photo of the side of the house and could not testify as to whether the fence was fixed.

Mr. Charles, general contractor for the respondent, explained there were a handful of properties owned by Pro Development and and he would not touch the properties until the permit was approved, and comments were given regarding the permits.

The owner of Pro Development USA apologized, explained he was trying to get the houses functioning, he was not informed the buildings were out of code, he stopped development and followed the process immediately after learning what was needed, there were 13 properties

purchased and have 5 were in the process of the remodeling, and the properties were not being rented or used for short-term rentals. Ms. Smith asked what the owner would do with the houses. The owner said he was rebuilding raised houses to resell. He has been allowing employees to stay in the houses and would be keeping some of the houses. **Chair Snemis moved to accept all evidence from all parties, seconded by Mr. Malone, and carried five to zero.** Attorney Stuparich asked if it was a continuance for 30 days or a date certain. Chair Snemis said it was for 30 days.

Chair Snemis moved that the City of Treasure Island Municipal CEB, 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 May 21, 2026, which required respondent to take certain actions to bring property located at 455 115th Avenue, 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 hearing was continued to September 16, 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 (CDD), who shall inspect the property and notify the CEB of Compliance, seconded by Ms. Smith.

Chair Snemis confirmed the respondents and staff were okay with the motion. **The motion carried five to zero.**

VIII. 3FLOOD-005707-2025, 11280 4th Street E, Treasure Island, FL, Anthony Spadorcia and Tammy Duggan

Chair Snemis confirmed the respondent was not in attendance. Inspector Bartenstein presented the case, as detailed in background material. Answering Chair Snemis, Inspector Bartenstein confirmed the case was due to electrical issues and stated an electrical inspection and a permit or demolition permit were required for compliance. Ms. Smith received confirmation that the property owners were living in a recreational vehicle (RV) while postings were on the door, but the respondents only came in a week ago. Ms. Grey would like to give 30 days. Prompted by Mr. Olson, Inspector Bartenstein said the respondent could not attend due to their son's out-of-town baseball game and the inspector was not able to see if the violation was dangerous as it was inside the building.

Responding to Chair Snemis, various CEB members said to continue to the case to the August meeting. Supervisor Dixion relayed the electrical outlet was a normal outlet for the RV, the architect was sick, and the wife also became sick. Mr. Malone inquired about the first posting. Inspector Bartenstein said it was posted on the RV and did not have a response until last week. **Chair Snemis moved to accept all the evidence provided by the City and the packet provided here today, seconded by Mr. Olson, and carried five to zero.** Chair Snemis explained the CEB was not happy with where the case stood and that the evidence did not show that it was safe. Mr. Malone was okay with continuance to 60 days.

Chair Snemis moved for the City of Treasure Island Municipal CEB, 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 May 21, 2026, which required respondents to take certain actions to bring property located at 11280 4th Street

East, 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 hearing was continued to August 19th, 2026, to afford the respondent additional time to achieve full voluntary compliance prior to any further action by the CEB. Upon complying with said sections of the code, the respondent shall notify CDD, who shall inspect the property and notify the CEB of compliance, seconded by Ms. Smith, and carried five to zero.

VIII.4 FLOOD-005670-2025, 11650 4th Street E, Treasure Island, FL 33706, Xi Huang and Yanhong Li

Chair Snemis confirmed the respondents were not present. Inspector Bartenstein presented the case, as detailed in the background material. **Chair Snemis moved to accept the evidence from the hearing and provided in the packet, seconded by Mr. Olson, and carried five to zero.**

Chair Snemis moved for the City of Treasure Island Municipal CEB, in accordance with Chapter 162, Florida Statutes and the Code of Ordinances of the City of Treasure Island, Florida, held a hearing on July 15, 2026, in the above referenced case to determine the status of compliance with its prior order rendered on May 21, 2026, which required respondent to take certain actions to bring property located at 11650 4th Street East, Treasure Island, Florida, into compliance with Sections 66-104.1 of the City of Treasure Island's Code of Ordinances. The hearing was continued to August 19th, 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 CDD, who shall inspect the property and notify the CEB of compliance, seconded by Ms. Grey, and carried five to zero.

Chair Snemis called for a 5-minute break.

IX. NEW BUSINESS

IX.1 PROPMAINT-006971-2026, 11240 8th Street East, Treasure Island, FL 33706, Bennett Davis and Carrie Davis

Chair Snemis called the meeting back to order at 12:01 and confirmed the respondents were not present. Inspector Bartenstein presented the case, as detailed in the background material.

Chair Snemis moved to accept the evidence provided in the packet and hearing today, seconded by Ms. Smith, and carried five to zero. Chair Snemis noted the suggested date would be hard to meet. Answering Ms. Smith, Inspector Bartenstein said the respondent stated he would demolish the dock and could be done in 60 days and the work would be about $3,000.

In the Case PROPMAINT-006971-2026, Chair Snemis moved that the CEB find that the respondent was not present and, based on the testimony and evidence received, it was evident that a violation did exist and, therefore, the respondent, Bennett Davis and Carrie Davis was found to be a first-time violator of the Treasure Island Code of Ordinances Section 69-495 and Section 69-71 and was ordered to remove or repair their dock. If the above corrective action was not accomplished by 12:00 a.m. on August 14, 2026, a return hearing notice would be posted and the respondent would return to hearing on September 16, 2026, for further determination. Upon complying with said sections of the code, the respondent

shall notify CDD, who shall inspect the property and notify the CEB, seconded by Ms. Grey, and carried five to zero.

IX.2 BLDGPROP-006904-2026, 124 86TH AVENUE, FRED STANLEY ESTATE

Chair Snemis confirmed the respondent was not present. Inspector Nash presented the case, as detailed in the background material and handed out document included in the background material. Inspector Nash explained the property owner made progress on cleaning up the property and said the property owner would have lawncare provided to the property. **Chair Snemis moved to accept evidence, as presented in the packet and hearing, seconded by Ms. Smith, and carried five to zero.** Mr. Olson asked if the debris would need a permit. Inspector Nash answered no. Chair Snemis asked if the deadline would be sufficient. Inspector Nash said an affidavit of compliance would be on August 14, 2026, and the case would come before the CEB in September.

In the Case BLDGPROP-006904-2026, Chair Snemis moved that the CEB find that the respondent was not present and, based on the testimony and evidence received, it was evident that a violation did exist and, therefore, the respondent, Fred Stanley Estate, was found to be a first-time violator of the Treasure Island Code of Ordinances Sections 18-37 and 68-495 and was ordered to:

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

If the above corrective action was not accomplished by 12:00 a.m. on Friday, August 14, 2026, a return hearing notice would be posted and the respondent would return to hearing on September 16, 2026, for further determination. Upon complying with said sections of the code, the respondent shall notify CDD, who shall inspect the property and notify the CEB of compliance, seconded by Ms. Grey, and carried five to zero.

IX.3 Code Enforcement Board agenda to discuss the adoption of rules

Chair Snemis pointed out the major changes and asked for staff to review the draft rules.

Attorney Stuparich suggested to group the status updates and different new business items together. Supervisor Dixion said staff would review it and go over the items. Attorney Stuparich said staff would give templates. Chair Snemis went over the document. Attorney Stuparich stated that even if the property owner came into compliance they could ask for an administrative fee and would investigate the language. Chair Snemis explained there could be a due process issue with the fines and asked if the properties that had liens could be on the agenda. Attorney Stuparich expressed concern that if the code was changed or language was not working that to cross reference for any code changes would be needed.

X. CITY ATTORNEY, STAFF AND BOARD REPORTS

Attorney Stuparich introduced City Attorney Pam Cichon who would be helping the CEB. Attorney Cichon introduced herself and shared her qualifications.

Supervisor Dixion provided a report showing the amount of cases brought to the CEB, which was included in the background material, and informed the CEB there was a new app to show what

actions had been taken on cases and for submitting complaints. Ms. Grey asked how many liens were collected. Supervisor Dixion answered one for the price of about $895. Chair Snemis inquired about the Peter Fabuch case that was sent the City Commission. Supervisor Dixion said that staff was tracking down the owner. Chair Snemis would like the City Commission to know that the referral was made.

XI. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Mr. Mark Hohe, 225 104th Avenue, thanked the code team for looking at marine violations, received confirmation the meetings were recorded but not broadcasted, explained that work was done was unpermitted, said residents had a difficult time getting permits during the storms, and stated he did not understand after-the-fact permits.

Chair Snemis explained the CEB did not take public comment during hearings, but the public could comment on anything during public comment section, and explained after-the-fact permits were common. Ms. Smith inquired if a house was repaired, would the owner have to pay a fee and fine. Inspector Bartenstein said a hold would be put on the property and that they would pay for the permit. Attorney Stuparich noted that usually the after-the-fact permit was more costly than a regular permit. Manager Dixion stated for first after-the-fact permit there was not a fine, but any after the first had a significant fee. Ms. Smith inquired if after-the-fact permits were recorded. Ms. Grey explained the municipal lien searches would pull it up.

XII. ADJOURNMENT

The meeting adjourned at 1:02pm.

_____
Don Snemis, Chair

Attest:

_____
Tia Payton, Deputy City Clerk

CODE ENFORCEMENT BOARD REGULAR MEETING
WEDNESDAY, JUNE 17, 2026 – 11:00 AM 10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

I. PLEDGE OF ALLEGIANCE

Chair Snemis called the meeting to order at 11:00 a.m. and led in the pledge of allegiance.

II. ROLL CALL

Present:
Don Snemis, Chair
Derry Smith
Frank Malone
Shari Cohen

Absent:

Jeffery Baynon, Vice Chair
Jennifer Grey
Eric Olson

III. CELL PHONE ANNOUNCMENT

Chair Snemis asked all in attendance to silence their cellphones

IV. APPROVAL OF MINUTES – None.

V. ADMINISTRATION OF WITNESS OATH

Deputy City Clerk Tia Payton administered the witness oath to all those wishing to speak on a case.

VI. EXPLANATION OF HEARING PROCEDURES

City Attorney Nancy Stuparich explained the hearing procedures.

VII. EX PARTE COMMUNICATION DISCLOSURE

Chair Snemis asked for the item to be read as conflict of interest and ex parte communications. Chair Snemis explained he submitted a code complaint against the property for FLOOD 00662-2025 and would recuse himself from voting. Attorney Stuparich explained that no action would be taken on FLOOD 00662-2025 due to lack of quorum and said the item could be noticed again. Ms. Adrianna Lucille Cook Duran, property owner of 11800 4th Street E, Treasure Island, FL 33706,

asked if it would be a moot point to provide testimony since there would not be a quorum and if she would have to attend on a new date. Attorney Stuparich answered yes. Chair Snemis stepped out. Mr. Malone began leading the meeting. Attorney Stuparich explained that the minimum number needed for quorum was four. Mr. Malone asked if Ms. Duran would be able to comply by the next meeting. Ms. Duran explained the pool deck was not flat around the perimeter and needed a custom-made cover. She further explained the cover was ordered in April. Ms. Cohen received confirmation that Ms. Duran had all the receipts for the cover. Ms. Duran inquired about the violations. Mr. Malone stated to follow up with the Code Enforcement Office after the meeting.

VIII. OLD BUSINESS

VIII.1 LANDSCAPE-005950-2025 & FLOOD-005949-2025 Ivan Wolfson, 12550 6th Street E, Treasure Island, FL 33706

Code Compliance Inspector Ana Bartenstein presented the case, as detailed in the background material. Chair Snemis inquired why there was no progress on the permits. Inspector Bartenstein explained the Mr. Ivan Wolfson was missing documents which caused the application to be rejected, and explained that the missing documents were submitted, but Mr. Wolfson had a change of plans and would need a demolition permit. Chair Snemis asked if Mr. Wolfson was present, with no response. Mr. Malone inquired about why the pool was not cleaned. Inspector Bartenstein explained after the mosquito eating fish were added to the pool, the homeowner has not done anything further. Ms. Cohen said the respondent was communicative. Inspector Bartenstein stated Mr. Wolfson missed deadlines set for compliance and became more responsive after the notice of hearing. **Chair Snemis moved to accept the evidence, including the PowerPoint in the packet, seconded by Ms. Smith, and carried four to zero.**

Chair Snemis stated the only evidence presented was on June 4th regarding the weeds but could not find Mr. Wolfson in violation since November 2025. Inspector Bartenstein said Mr. Wolfson asked to complete the permit by November 21, 2025, which was in the Joint Stipulation agreement. Chair Snemis did not find evidence that the CEB could find a violation so far back. Code Compliance Supervisor James Dixion said there was an affidavit of noncompliance. Chair Snemis said the fine should be $250 per day. Mr. Malone asked what the Chair was proposing. Chair Snemis proposed fines of $250 per day starting from June 4, 2026.

Ms. Valerie Palla, neighbor, asserted the owner was absent, said neighbors remediated their properties as soon as they could after the storms but the Mr. Wolfson did not, the palm tree fell on to her fence and had not been removed since Hurricane Milton, the weeds were spreading on to her property, and the pool was drained out into the Gulf.

Chair Snemis moved to amend the submission and add Ms. Palla's testimony; seconded by Ms. Cohen, and carried four to zero.

In the case LANDSCAPE-005950-2025/FLOOD-005949-2025, Chair Snemis moved that the CEB find that the respondent was not present and, based on the testimony and evidence received, it was evident a violations have existed after the compliance date and the final order, and therefore, the respondent Ivan Wolfson has not complied with the joint stipulated agreement. Pursuant to Chapter 2 Article 3 of the City of Treasure Island Code of Ordinance and Section 162.09 and Florida Statutes the board herby imposes an administrative fine of 250 per day for the violations. With fines beginning to accrue on June 4, 2026 and continuing until full compliance is achieved or the violation is abated by the City. As of the date of this

hearing the accrued fines total 3250 representative of 13 days of noncompliance at 250 per day which is herby imposed as a fine and as a lien against the subject property and any other real or person property of the respondent. A certified copy of this order shall be recorded with the official records Pinellas County, Florida to perfect the lien which shall be enforceable in accordance with Florida law; seconded by Ms. Cohen and carried four to zero.

VIII.2 LANDSCAPE-006717-2025|POOLMAINT-006857-2026 31 DOLPHIN, ANSEL PHILIP AND TRISHNA AMARAL

Chair Snemis inquired if the respondents were present. Ms. Valerie Acree, real estate agent for the property, and Ms. Trishna Amaral, owner, were present.. Code Compliance Inspector Pam Nash presented the staff report, as detailed in the background material. Manager Dixion explained the property owner came into compliance. Chair Snemis asked if an order was given. Manager Dixion said an order of continuance was requested.

In the case POOLMAINT-006857-2026 , Chair Snemis moved that the CEB find the respondent was present and the property was in complacence per the evidence shown here. (The motion was withdrawn).

Chair Snemis moved to accept the evidence provided, seconded by Ms. Smith and carried four to zero.

Chair Snemis moved, in the Case POOLMAINT-006857-2026, that the CEB find the respondent was present and the property was in complacence per the evidence shown here; seconded by Ms. Smith, and carried four to zero.

VIII.3 CODE-005750-2025, 10215 TARPON DR CC HOMES - DYAMI MYERS TAYLOR

Inspector Nash asked for an order of continuance. Manager Dixion explained the property owner was responding and would like to have more time to come into compliance. Inspector Nash relayed the owner had made improvements to the pool. **Chair Snemis moved to continue the matter to the next scheduled meeting on the request of staff, seconded by Ms. Cohen, and carried four to zero.**

The respondent explained he cleaned the pool and said the neighbor said the pool looked green and appreciated the help from the code staff.

IX. NEW BUSINESS

IX.1 LANDSCAPE-006641-2025, KATHREEN C FORD, 115 88TH AVE TREASURE ISLAND FL 33706

Chair Snemis asked if any respondent or person was here to talk about the case. There was no response. Inspector Nash presented the case, as detailed in the background material, and requested all evidence be admitted into the case. Due to the property being owned by a trust, Chair Snemis asked if the trust included Kathreen C. Ford. Inspector Nash explained the property ownership details were obtained from the Pinellas County Property Appraiser's Office and had no contact with the property owners. Inspector Nash said the notice of violation from April was returned and staff did not receive anything back for the notice of hearing. Mr. Malone inquired if the CEB could force property owners to paint their houses and fix the roof. Inspector Nash answered yes.

Chair Snemis moved in the Case LANDSCAPE-006641-2025, that the CEB find that respondent was not present and, based on the testimony and evidence received, it was found that a violation did exist and, therefore , the respondent Kathleen C. Ford and Ireen Mc. Trust were found to be first time violators of the Treasure Island Code of Ordinances 18-37 and 68-495, and were ordered to:

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**

If the above corrective action was not accomplished by 12:00 a.m. on Friday July 17, 2026, a return hearing notice would be posted, and the respondent would return to hearing on August 19, 2026, for further determination. Upon complying with said sections of the code, the Respondent shall notify the Community Development Department (CDD), who shall inspect the property and notify the CEB of compliance, seconded by Ms. Grey, and carried four to zero.

Ms. Cohen inquired about who the true property owner was. Chair Snemis said it could be prior homeowners. Chair Snemis called for a recess.

IX.2 FLOOD-005662-2025, Adrianna Lucille Cook Duran, 11800 4th Street E, Treasure Island, FL 33706

The item was addressed during Item VI.

IX.3 LANDSCAPE-006860-2026, 106 87TH AVE, RUTH VELMA MARIE HORN EST

Chair Snemis called the meeting back to order at 12:10pm and asked if the respondent was present. There was no response. Inspector Nash presented the case, as detailed in the background material. Mr. Malone asked if a picture showed sand on the porch. Inspector Nash answered it appeared so and then continued the presentation. Chair Snemis inquired if there was contact with the property owner. Inspector Nash answered no. Mr. Malone asked if there was a sea container or a garage on the side of the house. Inspector Nash was unsure.

Chair Snemis moved to accept evidence and presentation and documents in the agenda packet; seconded by Ms. Cohen, and carried four to zero. Chair Snemis inquired about compliance dates.

Chair Snemis moved in the case LANDSCAPE-006860-2026, that the CEB find that the respondent was not present and, based on the testimony and evidence received, it was evident that a violation did exist and, therefore, the respondent, Ruth Velma Marie Horn Estate was found to be a first-time violator of the Treasure Island Codes of Ordinance Sections 18.37 and Section 68-495 and was ordered to trim, cut back or remove overgrown grass and weeds to below 6 inches to remove overgrown vegetation from gutters and walkways.

If the above corrective action was not accomplished by 12:00 a.m. on Wednesday July 1, 2026, a return hearing notice would be posted, and the respondent would return to hearing on July 15, 2026, for further determination. Upon complying with said sections of the code,

the respondent shall notify CDD, who shall inspect the property and notify the CEB, seconded by Ms. Smith, and carried four to zero.

IX.4 FLOOD006729-2025/MARINE-006617-2025, 10232 TARPON DRIVE TREASURE ISLAND FL 33706, KEVIN D. BURRILL

Chair Snemis confirmed Mr. Burrill was in attendance. Inspector Nash presented the case, as detailed in the background material. Chair Snemis noted the dates were not on the pictures on page 304 of the packet. Inspector Nash informed the CEB the Notice of Hearing pictures were taken on May 28, 2026. Supervisor Dixion stated there were uncropped pictures. Inspector Nash said the violation was for the pool, seawall, and landscaping. Chair Snemis stated the picture did not show a collapsing seawall. Chair Snemis called for a break at 12:39 p.m. and called the meeting to order at 12:48 p.m.

Inspector Nash submitted three pages into evidence which were included in the background material. Chair Snemis gave a description of each of the pages and said the violation of the collapsing sea wall was provided. Inspector Nash relayed there was interior demolition that was not permitted and said the last violation was for general property maintenance due to accumulation of dead grass, dead hedges, and overgrown vegetation. Ms. Cohen asked if the pool was also a violation. Inspector Nash confirmed. Chair Snemis said the structure meant the dock, seawall, and fence; received clarification that the debris and rubble related to the landscaping; and the pool was for mosquitoes. Inspector Nash amended the recommendation and asked for 90 days to allow the property owner to bring the property into compliance. Attorney Stuparich suggested moving forward and said 90 days would be sufficient and the case could come before the CEB if more time was needed. Inspector Nash said 68-495 applies to the dock.

Mr. Kevin Burrill, respondent, stated he was in agreement with the violations, the hurricanes affected the trees which snapped the seawall, the dock was intact, the seawall would not be rectified overnight, the pool and fencing would be rectified and asked for 90 days to fix the property.

Chair Snemis asked if the seawall could be fixed in 90 days and if a contractor or quote for replacement has been received. Mr. Burrill answered that he did not think he would be able to repair the seawall in 90 days and that he had not talked to any contractors yet. Attorney Stuparich suggested a shorter period for the violations and a longer period for the seawall. Chair Snemis believed seawall replacement would not be completed in 90 days. Mr. Malone stated the contractor quote and permit could be done in 90 days. Prompted by Chair Snemis, Mr. Burrill said that he could get a contractor and permit in 90 days if there was not another storm.

Mr. Burrill explained he removed the drywall but had not touched it since and received confirmation that he would be able to apply for the after-the-fact permit himself. Chair Snemis asked if he could make a motion to have the staff meet with him and he would sign an order. Attorney Stuparich answered yes and have a hearing.

Chair Snemis moved in the case FLOOD-006729-2025/MARINE-00617-2025 that the CEB find that the respondent was present and, based on the testimony and evidence received, it was evident that a violation did exits and, therefore the responded Kevin D. Burrill was found to be a first-time violator of the Treasure Island Codes of Ordinances 18-37, Sections 66-104.1 and 68-495. The respondent was be ordered to

1. **Remove all debris and rubble from property**
2. **Perform and maintain maintenance on structure, dock, fence and seawall**

3. **Maintain the pool in such a way that there was no stagnant water and it was not conducive to the breeding of any mosquitoes**
4. **Apply for all permits required by the interior demotion that had been conducted and schedule and pass all required inspections related to that interior's demolition**
5. **Obtain a contractor and permit related to the seawall. Staff would work with the respondent on drafting a specific order that would commemorate the order.**

All of the above completed within 90 days of today's date and staff would return and give a status report during the regularly scheduled meeting in September 2026; seconded by Ms. Cohen, and carried four to zero.

IX.5 Discussion of the City Commission's adoptions of Ordinance 2016-13

Chair Snemis relayed the City Commission had adopted the ordinance at the first meeting in June, he shared comments with the City Attorney, and there were new definitions listed; reviewed new ordinance provisions; and said the CEB had no jurisdiction to lower or waive fines.

Mr. Malone inquired about condemnation. Attorney Stuparich explained the City Commission wanted to sharpen the tools and have properties come into compliance, one tool was through code enforcement and also through an ordinance for nuisance abatement, and said the last ordinance adopted gave the building official the ability to go view homes and condemn them if he deemed so, and explained that the attorney would be working with code staff.

Mr. Malone asked if there was a fine instated, could the respondent go to CDD for a reduction. Chair Snemis stated the respondent would go to the City Commission after 60 days of resolving the issue.. Attorney Stuparich believed the administrative cost would offset the cost of the attorney. Chair Snemis highlightedto the CEB that if a case was a serious enough to affect health or welfare, then the CEB would have to notify the City Commission. Ms. Cohen inquired about clerical staff. Attorney Stuparich explained the clerical staff would be the City Clerk's office.

X. CITY ATTORNEY, STAFF AND BOARD REPORTS - None.

XI. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

Mr. Mark Hohe, 225 104th Ave, said a lot of time was used on getting responses from residential properties, noted the commercial properties were not being focused on and asked for commercial properties to also get violations.

Supervisor Dixion stated Inspector Bartenstein had been working on the Tahitian Hotel and the Thunderbird Hotel and code enforcement had been working with commercial properties. Inspector Bartenstein explained courtesy notices were sent to the Tahitian and the Thunderbird Hotels, there would be a reinspection coming up soon, and the pools at the Thunderbird Hotel had been drained and vegetation was taken care of. Mr. Malone inquired about Crabbys on the pass. Supervisor Dixion said that staff were talking with the parcel owners. Chair Snemis noted the CEB was the tip of the iceberg and that no one saw what the staff did behind the scenes and said commercial property owners would not receive any favor due to poverty.

XII. ADJOURNMENT

The meeting adjourned at 1:35 pm.

_____
Donald Snemis, Chair

Attest:

_____
Tia Payton, Deputy City Clerk