CODE ENFORCEMENT BOARD REGULAR MEETING
WEDNESDAY, OCTOBER 21, 2026 – 11:00 AM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

I. PLEDGE OF ALLEGIANCE

OATH OF OFFICE OF TODD JACOBSON

II. ROLL CALL

III. CELL PHONE ANNOUNCMENT

IV. EXPLANATION OF HEARING PROCEDURES

V. EXPARTE` COMMUNICATION DISCLOSURE

VI. HEARINGS

VII. OTHER OLD BUSINESS

VII.1 BLDGPROP-006904-2026 - 124 86TH AVE TREASURE ISLAND FL - FRED STANLEY
0. AGENDA COVER PAGE.pdf
1. FINAL ORDERS.pdf
2. NOTICE OF HEARING.pdf
3. AFFIDAVIT OF SERVICE.pdf
4. INSPECTION PHOTOS.pdf
5. AFFIDAVIT OF COMPLIANCE.pdf
6. PP PDF.pdf

VII.2 FLOOD-006729-2026 - 10232 TARPON DR TREASURE ISLAND FL - KEVIN BURRILL
0. AGENDA COVER PAGE.pdf
1. FINAL ORDERS.pdf
2. NOTICE OF HEARING.pdf
3. AFFIDAVIT OF SERVICE.pdf
4. INSPECTION PHOTOS.pdf
5. PERMIT SEARCH 10.13.26.pdf

6. AFFIDAVIT OF NON COMPLIANCE.pdf
7. POWER POINT POWER POINT 10232 TARPON 10.21.26.pptx
7. POWER POINT.pdf

VII.3 FLOOD-007129-2026 & SWO – 007128-2026 – 10216 PARADISE BLVD TREASURE ISLAND FL. MARCOS DIAZ

0. AGENDA COVER PAGE.pdf
1. FINAL ORDERS.pdf
2. NOTICE OF HEARING.pdf
3. AFFIDAVIT OF SERVICE.pdf
4. AFFIDAVIT OF NON COMPLIANCE.pdf
5. PERMIT SEARCH REPORT.pdf
6. POWERPOINT 10216 PARADAISE 10.21.26.pptx

VII.6 LANDSCAPING-006860-2026 - 106 87TH AVE TREASURE ISLAND FL - RUTH VELMA MARIE HORN EST

0. AGENDA COVER PAGE.pdf
1. FINAL ORDERS.pdf
2. INSPECTION PHOTOS.pdf
3. AFFIDAVIT OF COMPLIANCE.pdf
4. POWERPOINT 106 87TH AVE HORN 10.21.26.pptx

VII.7 FLOOD-005734-2025

455 115th Avenue, Treasure Island, FL 33706
Pro Development USA LLC

1. May Signed Orders.pdf
2. July Signed Orders.pdf
3. Sec. 66-104.1.pdf
4. Affidavit of Compliance.pdf
5. Permit Search.pdf
6. NOH FLOOD-005734-2025 (455 115th ave, Treasure Island, FL 33706).pdf
7. Notice of Hearing photos 10.8.26.pdf
8. Affidavit of Service NOH FLOOD-005734-2025 (455 115th ave, Treasure Island, FL 33706).pdf
9. Proof of PO PCPAO.pdf
10. Proof of PO Tax.pdf

VII.8 PROPMAINT-006928-2026

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

1. Signed Orders.pdf
2. Sec. 69-71.pdf
3. Sec 68-495.pdf
4. Affidavit of Compliance.pdf
5. Email correspondence.pdf
6. Notice of Hearing status PROPMAINT-006928-2026 (11100 1ST ST TREASURE ISLAND, FL 33706).pdf
7. NOH photos 10.8.26.pdf
8. Affidavit of Service Notice of Hearing status PROPMAINT-006928-2026 (11100 1ST ST TREASURE ISLAND, FL 33706).pdf

9. Proof of PO PCPAO.pdf
10. Proof of PO Tax Bill.pdf

VII.9SWO-007173-2026
172 107th Ave, Treasure Island, FL 33706
Jon M Rowland Tre & Rowland Family Rev Trust

1. Signed Orders.pdf
2. Sec 66-104.1-104.3.pdf
3. Affidavit of Non Compliance.pdf
4. Permit Search.pdf
5. Notice of Hearing SWO-0071773-2026 (172 107TH AVE TREASURE ISLAND, FL 33706).pdf
6. NOH photos 10.8.26.pdf
7. Affidavit of Service Notice of Hearing SWO-0071773-2026 (172 107TH AVE TREASURE ISLAND, FL 33706).pdf
8. Proof of PO PCPAO.pdf
9._Proof_of_PO_Tax_Collector.pdf

VIII. OTHER NEW BUSINESS

VIII.1POOLMAINT-006456-2025
245 110th Avenue, Treasure Island, FL 33706
Respondent
245 110th Ave CEB Presentation.pptx
1. Evidentiary Fact Sheet.pdf
2. Sec. 8-1.pdf
3. Sec. 68-462.pdf
4. Florida Statute 515.29.pdf
5. Unknown Status Letter 245 110TH AVE TREASURE ISLAND, FL 33706).pdf
6. Courtesy Notices 245 110th ave 255 115th ave.PDF
7. Courtesy Notice photos.PDF
8. Complaint 3.19.26.pdf
9. Notice of Violation POOLMAINT-006456-2025 4.22.2026.pdf
10. Affidavit of Service Notice of Violation 4.22.26.pdf
11. Notice of Violation photos 4.22.26.pdf
12. Notice of Violation POOLMAINT-006456-2025 8.3.2026.pdf
13. Affidavit of Service Notice of Violation 8.3.2026.pdf
14. Notice of Violation photos 8.3.26.pdf
15. Notice of Hearing POOLMAINT-006456-2025.pdf
16. Affidavit of Service Notice of Hearing POOLMAINT-006456-2025.pdf
17. Notice of Hearing photos 10.9.26.pdf
18. Permit Search.pdf
19. Permission to enter.pdf
20. Condo Assoc PCPAO.pdf
21. Condo Assoc Tax Collector.pdf
22. Rondevous Rentals PCPAO.pdf
23.Rondevous Rental Tax Collector.pdf

VIII.2

HEALTH-007390-2026

5 Marina Terrace, Treasure Island, FL 33706
Skyview Heights 228 LLC
1. CODE BOARD AGENDA.pdf
2. Pcpao.pdf
3. TaxBill.pdf
4. EVIDENTIARY FACT SHEET 5 Marina Ter.pdf
5. CODE COMPLAINT FORM - 5 MARINA TER.PDF
6. Notice of Violation HEALTH-007390-2026.pdf
7. NOV photos 10.5.2026.pdf
8. Notarized affidavit of service NOV.pdf
9. NOH paper.pdf
cert 4 NOH.pdf
AOS NOTORY 5 Marina.pdf
NOH City Hall PDF.pdf
NOH Property PDF.pdf
pack pics 10.15.26.pdf
Presentation1.pdf
returned mail 5 marina.pdf

IX. CITY ATTORNEY REPORT

X. ENFORCEMENT STAFF REPORTS

XI. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

XII. BOARD MEMBER REPORTS

XIII. CONFIRMATION OF NEXT MEETING DATE AND TIME

XIV. 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. VII.1

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE:	October 21, 2026
SUBMITTED BY:	Pamela Nash, Community Development
ITEM TYPE:	CEB Exhibit
AGENDA SECTION:	OTHER OLD BUSINESS
SUBJECT:	BLDGPROP-006904-2026 - 124 86TH AVE TREASURE ISLAND FL - FRED STANLEY

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:

0. AGENDA COVER PAGE.pdf
1. FINAL ORDERS.pdf
2. NOTICE OF HEARING.pdf
3. AFFIDAVIT OF SERVICE.pdf
4. INSPECTION PHOTOS.pdf
5. AFFIDAVIT OF COMPLIANCE.pdf
6. PP PDF.pdf

Code Board Meeting

City of Treasure Island

Commission Chambers

Agenda

Agenda Title Name: BLDGPROP-006904-2026
FRED STANLEY - 124 86th AVE Treasure Island FL

Date: OCTOBER 21, 2026

Prepared By: PAMELA NASH

Through: JAMES DIXON CODE COMPLIANCE SUPERVISOR

Summary of Issue: ACCEPTANCE OF AFFIDAVIT OF COMPLIANCE AND CASE CLOSURE

Attachments: Agenda Packet

1. **FINAL ORDERS**
2. **NOTICE OF HEARING**
3. **AFFIDAVIT OF SERVICE**
4. **INSPECTION PHOTOS SHOWING COMPLIANCE**
5. **AFFIDAVIT OF COMPLIANMCE**
6. **POWER POINT PRESENTATION**

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 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 August 19, 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 October 21, 2026, to ensure that full voluntary compliance is met prior to any further action by the board.

DONE AND ORDERED on this 26th day of August 19 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 28 day of August 2026.

Lisa-Marie Kennedy, City Clerk
City of Treasure Island

CERTIFICATE OF SERVICE

On this 31 day of August, a copy of this document was provided to Respondents and the City of Treasure Island Code Enforcement Department.

Fred Stanley EST
124 86th 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 codes@mytreasureisland.org
www.mytreasureisland.org

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

Notice Of Hearing
Status , Fine & Certification of Lien

October 5, 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 August 19, 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 October 21, 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 October 9, 2026 to:

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

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
BLDGPROP-006904-2026

I hereby certify that a copy of the Notice of Hearing was served on October 5,2025 by Pamela Nash via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Fred Stanley EST 124 86th AVE Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1623 6162 86 (Receipt Attached)
First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Wendy Stanley Monroe 304 Southglen Dr. Cary, NC 27518
Certified Number 9214 8902 9562 6590 1623 6173 82 (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 5TH day of OCTOBER , 2026, by Pamela Nash is personally known to me or has produced as identification.

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

_____
Notary Public

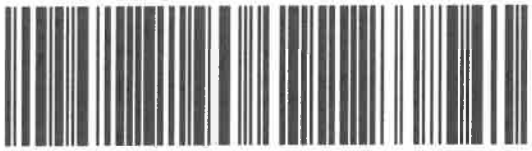
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 6162 86

FRED STANLEY EST
124 86TH AVE
TREASURE ISLAND FL 33706

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 6173 82

FRED STANLEY EST
CO WENDY STANLEY
304 SOUTHGLEN DR
CARY NC 27518

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
BLDGPROP-006904-2026

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x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Fred Stanley EST 124 86th AVE Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1623 6162 86 (Receipt Attached)
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Wendy Stanley Monroe 304 Southglen Dr. Cary, NC 27518
Certified Number 9214 8902 9562 6590 1623 6173 82 (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 5TH day of OCTOBER , 2026, by Pamela Nash is personally known to me or has produced as identification.

NOTARY SEAL

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

_____
Notary Public

FRED STANLEY 124 86TH AVE INSPECTION PHOTOS

PROPERTY 8.1.25



PROPERTY 10.1.26



City of Treasure Island, Florida

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

Check one: ___x___ Affidavit of Compliance

_____ Affidavit of Non-Compliance

Case #- **BLDGPROP-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 October 1, 2026 and is in compliance with the Order To Comply dated August 19, 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 5th day of October, 2026, by Pamela Nash who is personally known to

NOTARY SEAL

_____
Notary Public

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

Code Enforcement Board

CEB# DPROP-006904-2026

Status. Fine and Certification of Lien

AFFIDAVIT OF COMPLIANCE

FRED STANLEY

124 86th AVE., TREASURE ISLAND, FL 33706

FINAL ORDERS TO CONTINUE 8/19/2026

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 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 August 19, 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 October 21, 2026, to ensure that full voluntary compliance is met prior to any further action by the board.

DONE AND ORDERED on this 26th day of August 19 2026, by Donald M. Stemis, the Chairman of the Treasure Island Code Enforcement Board.

Donald M. Stemis, 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 28 day of August 2026.

Lisa Marie Kennedy, City Clerk
City of Treasure Island

CERTIFICATE OF SERVICE

On this 31 day of August, a copy of this document was provided to Respondents and the City of Treasure Island Code Enforcement Department.

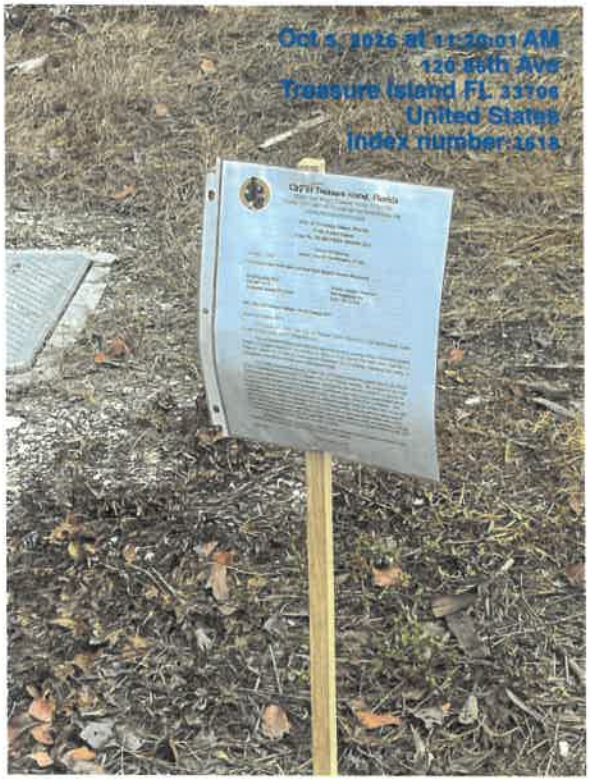
Fred Stanley EST
124 86th Ave.
Treasure Island, FL 33706

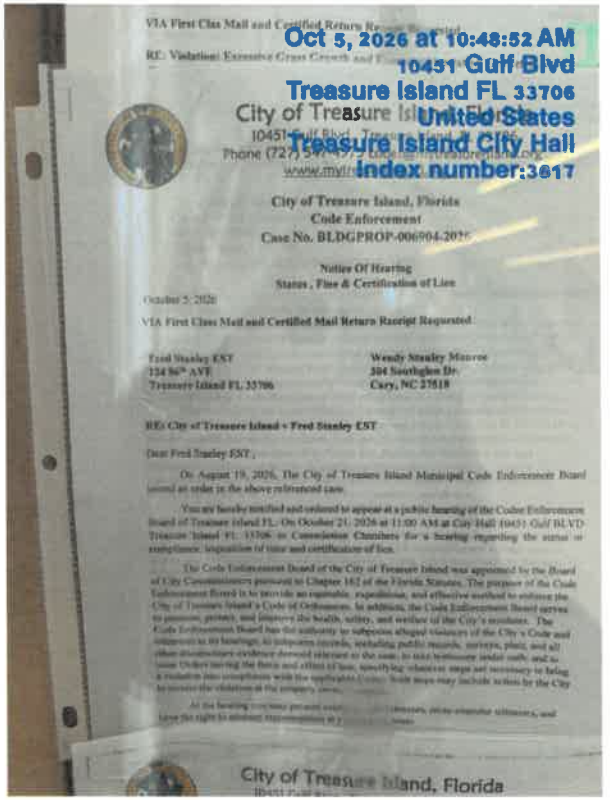
City Of Treasure Island
10451 Gulf Blvd.
Treasure Island, FL 33706

Notice of Hearing – Status, Fine and Certification of Lien

- Posted Date: 10/5/2026
- Codes: 18-37, 68-495.
- Proof of Property Ownership: 10/5/2026
    - PCPAO
    - Property Tax Receipt
- Affidavit of Service: 10/5/2026
- Picture Dated: 10/1/2026

NOH Photos


Oct 5, 2026 at 11:29:01 AM
120 86th Ave
Treasure Island FL 33706
United States
Index number:1618


Oct 5, 2026 at 10:48:52 AM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall
Index number:3617
City of Treasure Island, Florida
Code Enforcement
Notice Of Hearing
Status , Fine & Certification of Lien
VIA First Class Mail and Certified Mail Return Receipt Requested
Fred Stanley EST
Wendy Stanley Munroe
Dear Fred Stanley EST ,
City of Treasure Island, Florida

FRED STANLEY 124 86TH AVE INSPECTION PHOTOS

PROPERTY 8.1.25



PROPERTY 10.1.26



Affidavit of compliance

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

Check one: _x_ Affidavit of Compliance

_____ Affidavit of Non-Compliance

Case #: BLDGPROP-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 October 1, 2026 and is in compliance with the Order To Comply dated August 19, 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 5th day of October, 2026, by Pamela Nash who is personally known to

NOTARY SEAL

_____
Notary Public

BIANCA A. DANET
MY COMMISSION # HH 800147
EXPIRES: March 18, 2029

Page 1 of 1

City of Treasure Island

Staff Recommendation

- Staff recommends approving the submitted Affidavit of Compliance dated 10/5/26

AGENDA ITEM NO. VII.2

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE:	October 21, 2026
SUBMITTED BY:	Pamela Nash, Community Development
ITEM TYPE:	CEB Exhibit
AGENDA SECTION:	OTHER OLD BUSINESS
SUBJECT:	FLOOD-006729-2026 - 10232 TARPON DR TREASURE ISLAND FL - KEVIN BURRILL

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:

0. AGENDA COVER PAGE.pdf
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5. PERMIT SEARCH 10.13.26.pdf
6. AFFIDAVIT OF NON COMPLIANCE.pdf
7. POWER POINT POWER POINT 10232 TARPON 10.21.26.pptx
7. POWER POINT.pdf

CODE BOARD MEETING

CITY OF TREASURE ISLAND

COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: Notice Of Hearing Status, Fine & Certification of Lien
AFFIDAVIT OF NON-COMPLIANCE
KEVIN BURRILL – 10232 TARPON DR TREASURE ISLAND FL 33706
FLOOD-006729 & MARINE-006617-2025

Action Request: ACCEPTANCE OF AFFIDAVIT OF NON-COMPLIANCE

Strategic Objective: REVIEW AGENDA PACKET

Date: OCTOBER 21, 2026

Prepared By: PAMELA NASH

Through: James Dixon, Code Enforcement Supervisor

Summary of Issue: **COMPLIANCE REQUIREMENTS NOT MET**

Attachments:

1. **FINAL ORDERS**
2. **NOTICE OF HEARING**
3. **AFFIDAVIT OF SERVICE**
4. **INSPECTION PHOTOS**
5. **PERMIT SEARCH**
6. **AFFIDAVIT OF NON-COMPLIANCE**
7. **POWER POINT PRESENTATION**

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 Code by taking the following actions on the subject property:

1. Removing any debris or rubble from the subject property.
2. Complete necessary repairs to dock and fence
3. Maintain the pool in such a way that there is no stagnate water and it is not a conducive breeding ground for mosquitoes.
4. Apply for after-the-fact permit for interior work.
5. Retain a Contractor for replacement of the sea wall and file for a permit for the construction of a new sea wall

Compliance Deadline: All items shall be completed within 90 days of this June 17, 2026, hearing. The respondent is ordered to reappear for a status hearing September 16, 2026.

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 22nd day of June 2026, by Donald M. Snemis, the Chairman of the Treasure Island 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

Code Enforcement Board
City of Treasure Island, FL
Case No. FLOOD-006729 & MARINE-006617-2025

City of Treasure Island, Florida,

Petitioner,

v.

Kevin D. Burrill,

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, Kevin D. Burrill is the owner of the subject property located at 10232 Tarpon Dr., Treasure Island, FL 33706 and the respondent did 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: failure to meet minimum property standards, work without a permit, collapsed sea wall, and overgrown vegetation. These violations were first observed by the City on December 16, 2025.

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 February 5, 2026. A Notice of Hearing was mailed First Class and Certified First Class and posted on the property and at City Hall on June 1, 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, 66-104.1, & 68-495 of the Code. The Respondent is found to be a first-time violator of Section 18-37, 66-104.1 & 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

Donald M. Snemis, Chair
Code Enforcement Board

Filed with the City of Treasure Island City Clerk
Date: 6/23/16

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

CERTIFICATE OF SERVICE

On this 23 day of June, a copy of this document was provided to Respondents and the City of Treasure Island Code Enforcement Department.

Kevin D. Burrill
10232 Tarpon Dr.
Treasure Island, FL 33706

Kevin D. Burrill
8967 Silverthorn Rd.
Largo, FL 33777

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

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-006729 & MARINE-006617-2025

Notice Of Hearing
Status, Fine & Certification of Lien

October 7, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Kevin D. Burrill
10232 Tarpon DR
Treasure Island FL 33706

Kevin D. Burrill
8967 Silverthorn Rd.
Largo FL 33777

RE: City of Treasure Island v Kevin D. Burrill

Dear Mr. Burrill,

On June 17, 2026, The City of Treasure Island Code Enforcement Board issued an order in the above referenced case, A copy of the order is attached for your reference.

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday October 21 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 October 9, 2026, to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # FLOOD-006729 & MARINE-006617-2025

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than October 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 13-Oct-2026)

Parcel Number
24-31-15-66042-001-0150

Owner Name
BURRILL, KEVIN D

Property Use
0110 Single Family Home

Site Address
10232 TARPON DR
TREASURE ISLAND, FL 33706

Mailing Address
10232 TARPON DR
TREASURE ISLAND, FL 33706-3125

Legal Description
PARADISE ISLAND 2ND ADD BLK 1, LOT 15

Current Tax District
TREASURE ISLAND (TI)

Year Built
1954

Living SF	Gross SF	Living Units	Buildings
1,978	2,610	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2028	Yes	100%	Assuming no ownership changes before Jan. 1, 2028.
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	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
08598/1704	$1,004,100	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	34/49

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$851,763	$700,027	$648,616	$675,027	$648,616

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	$791,266	$681,623	$630,901	$656,623	$630,901
2024	Y	$1,275,906	$775,906	$725,906	$750,906	$725,906
2023	N	$1,381,119	$922,261	$922,261	$1,381,119	$922,261
2022	N	$1,044,777	$838,419	$838,419	$1,044,777	$838,419
2021	N	$814,256	$762,199	$762,199	$814,256	$762,199

Adam Ross, CFC
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

173820.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R263519	0011680	TI

THIS BILL IS FULLY PAID

Ex:ADDITIONAL HOMESTEAD; HOMESTEAD

10232 TARPON DR TREASURE ISLAND 33706
PARADISE ISLAND 2ND ADD BLK 1, LOT 15

BURRILL. KEVIN D
10232 TARPON DR
TREASURE ISLAND FL 33706-3125

29399 U.S. Highway 19 N, #200,Clearwater, FL 33761
(727)464-7777

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
GENERAL FUND	681,623	4.5423	50,722	630,901	2,865.74
HEALTH DEPARTMENT	681,623	0.0713	50,722	630,901	44.98
EMS	681,623	0.8050	50,722	630,901	507.88
SCHOOL-STATE LAW	681,623	3.0450	25,000	656,623	1,999.42
SCHOOL-LOCAL BD.	681,623	3.2480	25,000	656,623	2,132.71
SW FLA WTR MGMT.	681,623	0.1831	50,722	630,901	115.52
PINELLAS COUNTY PLN.CNCL.	681,623	0.0175	50,722	630,901	11.04
JUVENILE WELFARE BOARD	681,623	0.8250	50,722	630,901	520.49
TREASURE ISLAND	681,623	3.8129	50,722	630,901	2,405.56

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Pinellas County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	16.5501	AD VALOREM TAXES	10,603.34

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

NON AD VALOREM ASSESSMENTS	0.00
COMBINED TAXES AND ASSESSMENTS	10,603.34

See reverse side for important information

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	10,603.34	-424.13	0.00	10,179.21	0.00

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Adam Ross, CFC
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

173820.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R263519	0011680	TI

THIS BILL IS FULLY PAID

Ex:ADDITIONAL HOMESTEAD; HOMESTEAD

10232 TARPON DR TREASURE ISLAND 33706
PARADISE ISLAND 2ND ADD BLK 1, LOT 15

BURRILL. KEVIN D
10232 TARPON DR
TREASURE ISLAND FL 33706-3125

DO NOT WRITE BELOW THIS PORTION

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	10,603.34	-424.13	0.00	10,179.21	0.00

Receipt(s) 2025-110253 on 11/26/25 for $10,179.21 by CORELOGIC/COTALITY

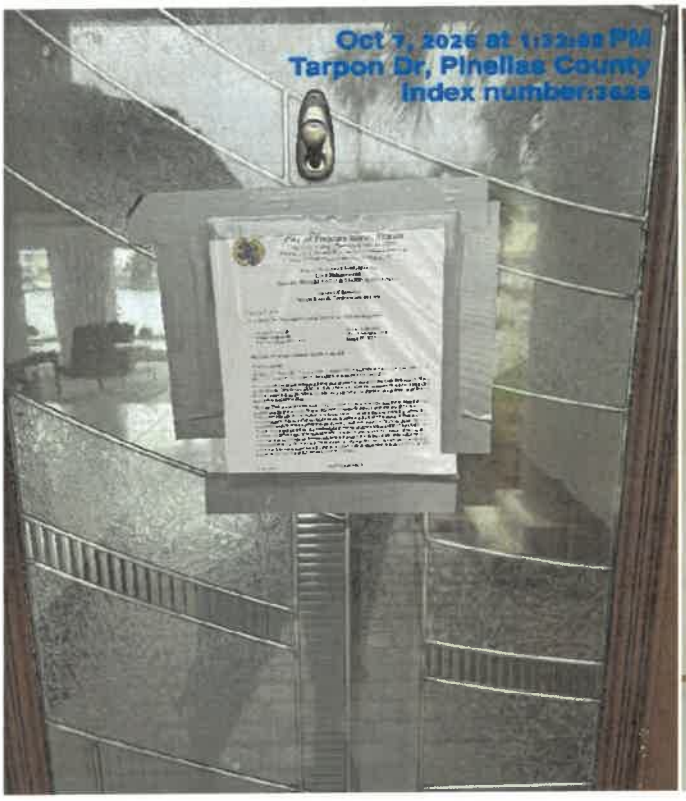
ChatGPT said:

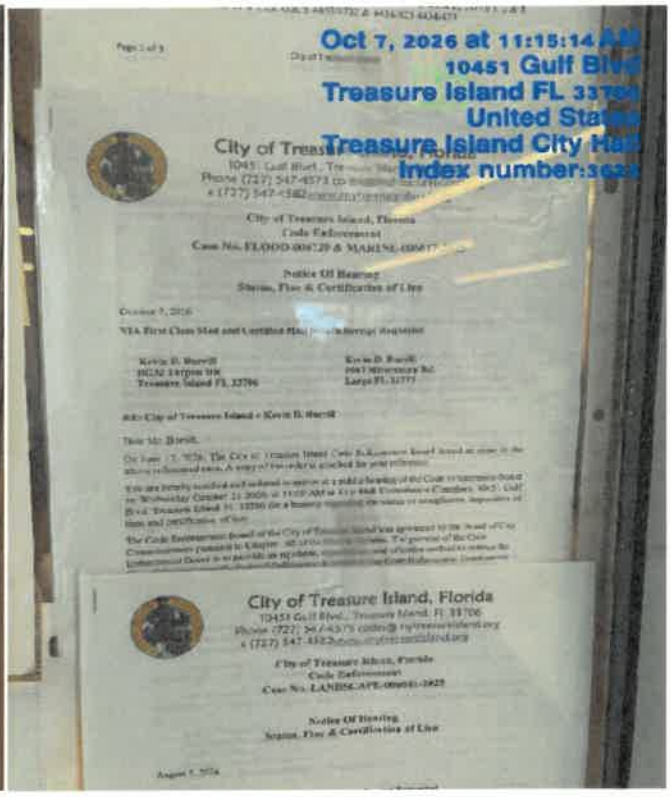
Pam, all five attachments are combined into one 5-page PDF.

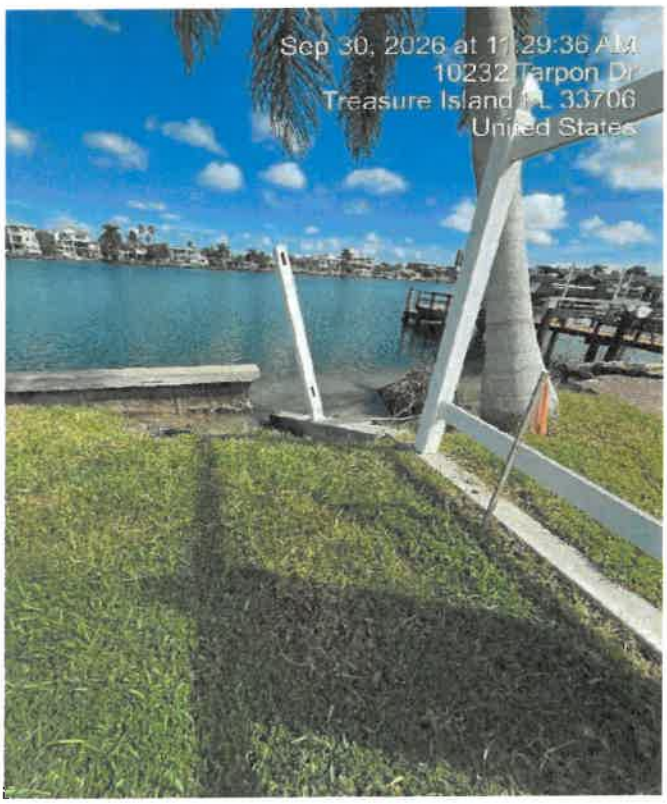
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PDF

KEVIN BURRILL NOH INSPECTION PHOTOS

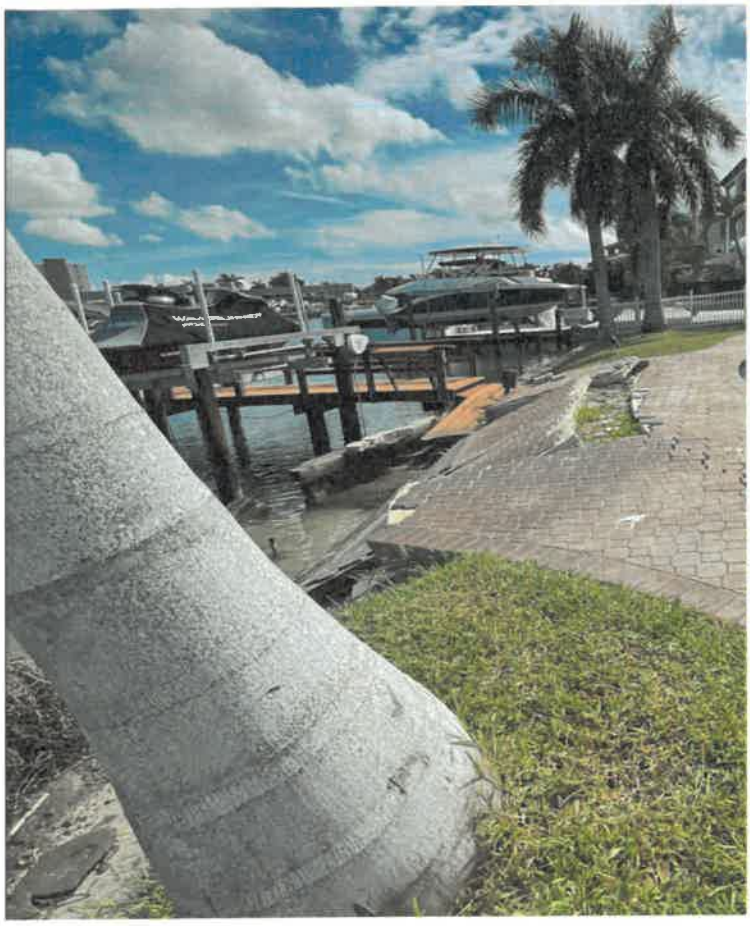
10232 TARPON DR. 90 DAY COMPLIANCE DATE



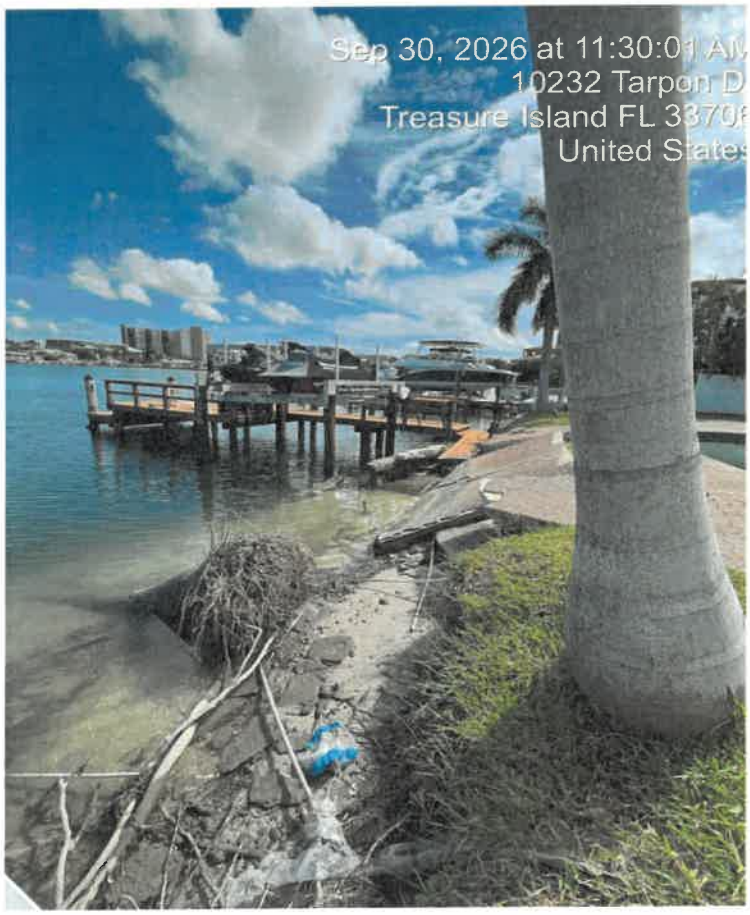









Sep 30, 2026 at 11:30:11 AM
10232 Tarpon Dr
Treasure Island FL 33706
United States


Sep 30, 2026 at 11:30:01 AM
10232 Tarpon Dr
Treasure Island FL 33706
United States

Permit Number	Address	Permit Typ	Permit Status	Permit Issue Date	Permit Description	Permit Application D	Permit Finaled Dat	Permit Valuation	Permit Dis	Permit Expirati	Permit Last Inspection Date
9500109	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	6/28/1995	REMODEL DWELLING	6/28/1995	6/28/1995	$24,000.00	Treasure Island		
9800845	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	1/1/1900	REPLACE EXISTING SEWE	1/1/1900	1/1/1900	$0.00	Treasure Island		
9801513	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	12/3/1998	INSTALL 62 OF 6' PVC FEN	12/3/1998	6/20/2018	$2,186.27	Treasure Island		6/20/2018
9800522	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	4/22/1998	WIRE TRANSFORMER FOR	4/22/1998	4/28/1998	$1,300.00	Treasure Island		
201201438	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	11/2/2012	REMOVE OLD DOCK, PILIN	11/2/2012	11/30/2012	$26,500.00	Treasure Is	5/2/2013	11/30/2012
201201365	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	10/18/2012	REPLACE DAMAGED METE	10/18/2012	10/18/2012	$300.00	Treasure Is	4/18/2013	10/18/2012
201201531	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	11/27/2012	WIRE 2 TWO MOTOR BOAT	11/27/2012	11/29/2012	$1,495.00	Treasure Is	5/27/2013	11/29/2012

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-006729 & MARINE-006617-2025**

Name of Respondents:

Kevin D Burrill
10232 Tarpon DR
Treasyre Island FL 33706

RE: City of Treasure Island v. Kevin D Burrill

I, Pamela Nash, Code Compliance Inspector for the City of Treasure Island, have verified the property at 10232 Tarpon Dr, Treasure Island, FL 33706, ("Property"), in the above referenced case was inspected on October 7, 2026 and is NOT in compliance with the Order dated June 17, 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 12th day of October, 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

Code Enforcement Board

CEB# FLOOD-006729-20205|MARINE-006617-2025

10232 TARPON DR., TREASURE ISLAND, FL 33706

FINAL ORDERS

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-006729 & MARINE-006617-2025

City of Treasure Island, Florida,

Petitioner,

v.

Kevin D. Burrill,

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, Kevin D. Burrill is the owner of the subject property located at 10232 Tarpon Dr., Treasure Island, FL 33706 and the respondent did appear in person to the Code Enforcement Board on June 17, 2026.

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

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: failure to meet minimum property standards, work without a permit, collapsed sea wall, and overgrown vegetation. These violations were first observed by the City on December 16, 2025.
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 February 5, 2026. A Notice of Hearing was mailed First Class and Certified First Class and posted on the property and at City Hall on June 1, 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, 66-104.1, & 68-495 of the Code. The Respondent is found to be a first-time violator of Section 18-37, 66-104.1 & 68-495.

FINAL ORDERS CONT.

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 Code by taking the following actions on the subject property:

1. Removing any debris or rubble from the subject property.
2. Complete necessary repairs to dock and fence
3. Maintain the pool in such a way that there is no stagnate water and it is not a conducive breeding ground for mosquitoes.
4. Apply for after-the-fact permit for interior work.
5. Retain a Contractor for replacement of the sea wall and file for a permit for the construction of a new sea wall

Compliance Deadline: All items shall be completed within 90 days of this June 17, 2026, hearing. The respondent is ordered to reappear for a status hearing September 16, 2026.

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 22nd day of June 2026, by Donald M. Snemis, the Chairman of the Treasure Island 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

Donald M. Snemis, Chair
Code Enforcement Board

Filed with the City of Treasure Island City Clerk
Date: 6/23/26

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

CERTIFICATE OF SERVICE

On this 23 day of June, a copy of this document was provided to Respondents and the City of Treasure Island Code Enforcement Department.

Kevin D. Burrill
10232 Tarpon Dr.
Treasure Island, FL 33706

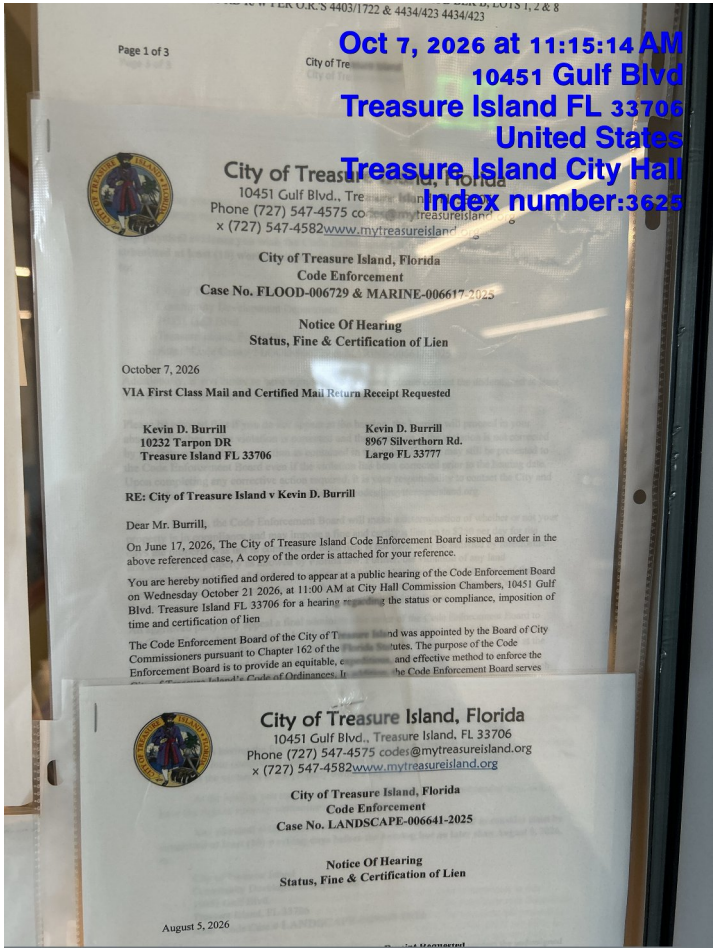
Kevin D. Burrill
8967 Silverthorn Rd.
Largo, FL 33777

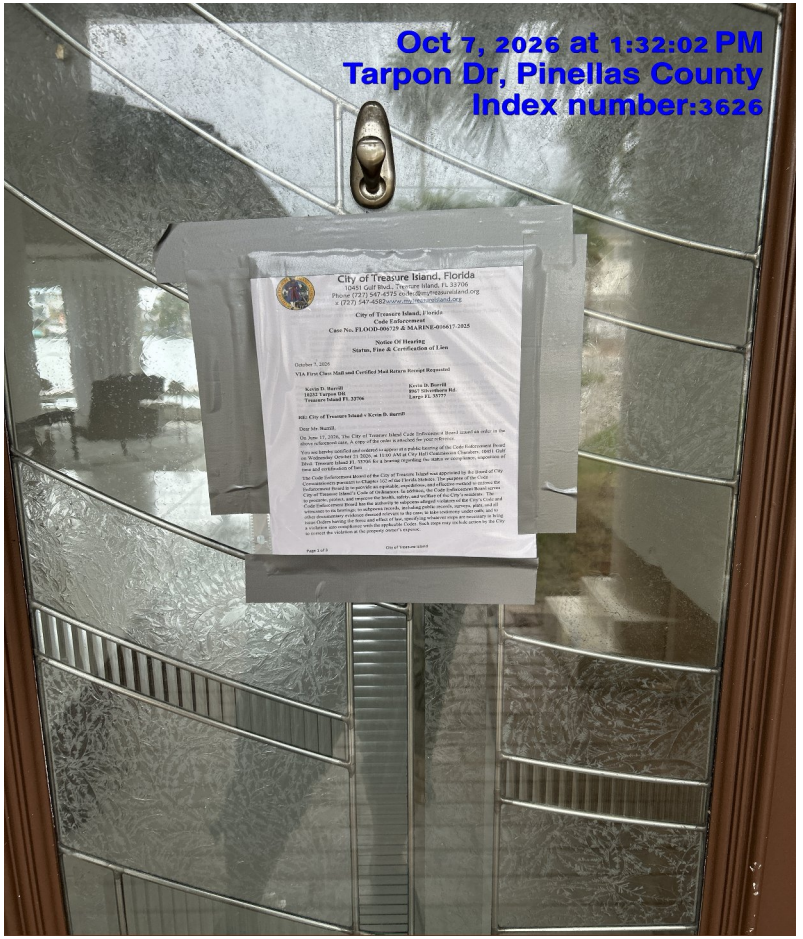
City Of Treasure Island
10451 Gulf Blvd.
Treasure Island, FL 33706

Notice of Hearing

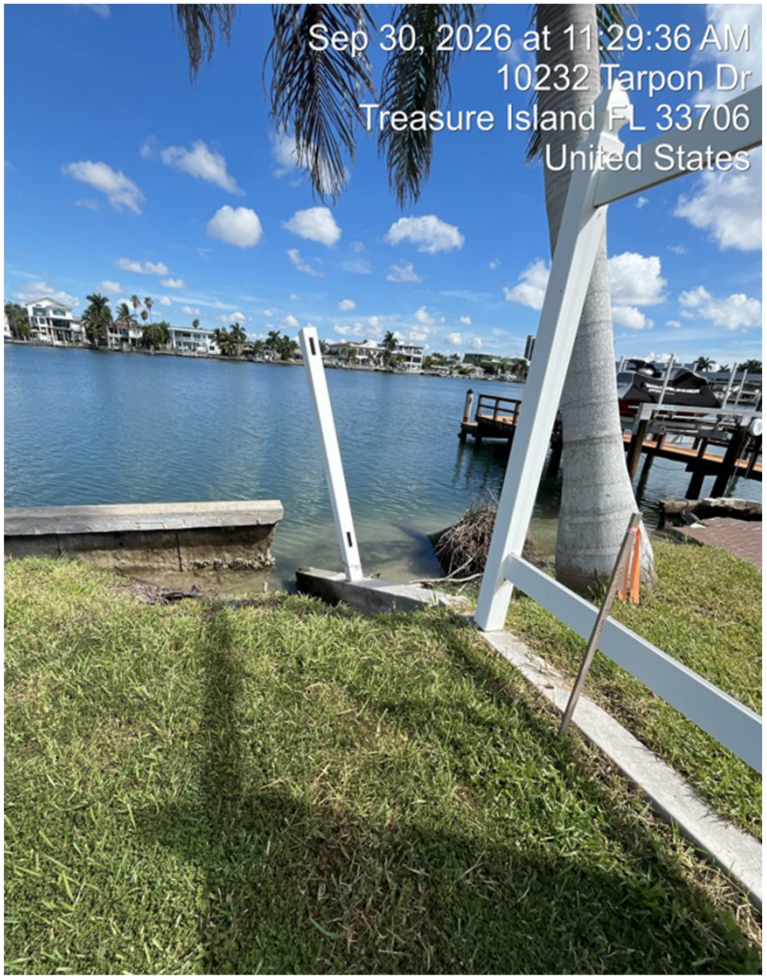
- Posted Date: 10/7/2026
- Codes: 18-37, 66-104.1, 68-495.
- Proof of Property Ownership: 10/7/2026
    - PCPAO
    - Tax Collector
- Affidavit of Service: 10/7/2026
- Pictures Dated: 9/30/2026, 10/7/2026

NOH Pictures





NOH PHOTOS CONT





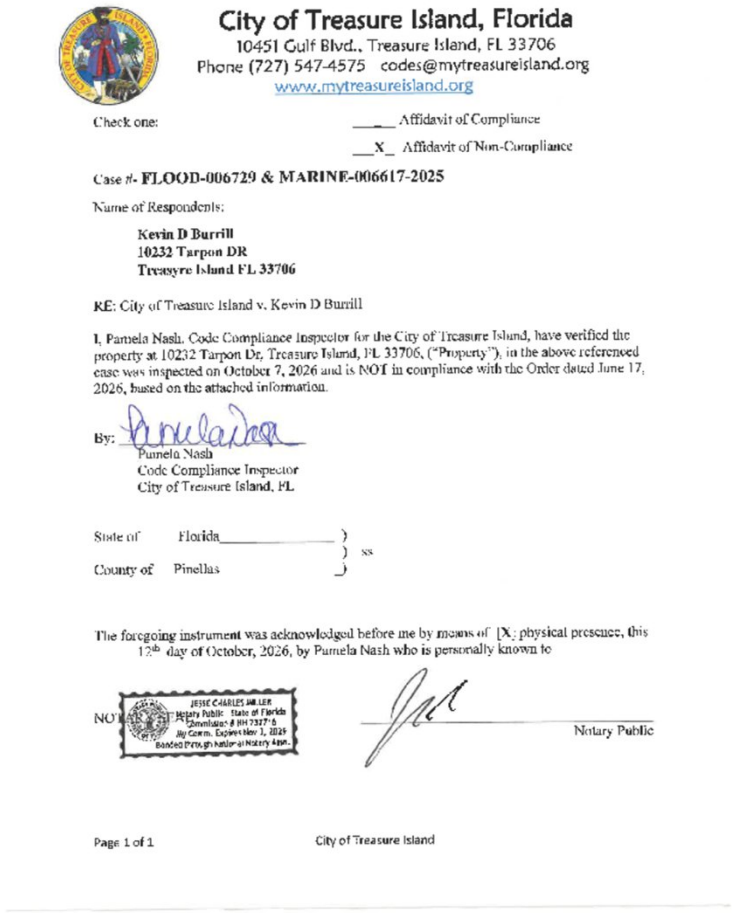
NOH PHOTOS CONT.



PERMIT SEARCH

Permit Num	Address	Permit Typ	Permit Sta	Permit Issue Da	Permit Squ	Permit Des	Permit Wo	Permit Application I	Permit Finaled Da	Permit Valua	Permit Pro	Permit Dis	Permit Exp	Permit Last
9500109	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	6/28/1995	0	REMODEL	Permit	6/28/1995	6/28/1995	$24,000.00		Treasure Island		
9800845	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	1/1/1900	0	REPLACE I	Permit	1/1/1900	1/1/1900	$0.00		Treasure Island		
9801513	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	12/3/1998	0	INSTALL 6	Permit	12/3/1998	6/20/2018	$2,186.27		Treasure Island		6/20/2018
9800522	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	4/22/1998	0	WIRE TRA	Permit	4/22/1998	4/28/1998	$1,300.00		Treasure Island		
201201438	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	11/2/2012	0	REMOVE (	Permit	11/2/2012	11/30/2012	$26,500.00		Treasure Is	5/2/2013	########
201201365	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	10/18/2012	0	REPLACE I	Permit	10/18/2012	10/18/2012	$300.00		Treasure Is	4/18/2013	########
201201531	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	11/27/2012	0	WIRE 2 TV	Permit	11/27/2012	11/29/2012	$1,495.00		Treasure Is	5/27/2013	########

AFFIDAVIT OF NON COMPLIANCE



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-006729 & MARINE-006617-2025**

Name of Respondents:

Kevin D Burrill
10232 Tarpon DR
Treasyre Island FL 33706

RE: City of Treasure Island v. Kevin D Burrill

I, Pamela Nash, Code Compliance Inspector for the City of Treasure Island, have verified the property at 10232 Tarpon Dr, Treasure Island, FL 33706, ("Property"), in the above referenced case was inspected on October 7, 2026 and is NOT in compliance with the Order dated June 17, 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 13th day of October, 2026, by Pamela Nash who is personally known to

NOTARY JESSE CHARLES MILLER Notary Public State of Florida Commission # HH 732776 My Comm. Expires Nov 1, 2029 Bonded Through National Notary Assn.

_____
Notary Public

Page 1 of 1 City of Treasure Island

Staff Recommendation

Staff recommends that the Code Enforcement Board adopt the proposed motion, impose the $250.00 per day fine retroactive to September 16, 2026, certify the lien for accrued fines and costs, and authorize recording of the Order in the Official records of Pinellas County.

Proposed Motion

- In the case # the case FLOOD-006729-2025|MARINE-006617-2025,, I move that the Code Enforcement Board find that the Respondent was not present and, based on the testimony and evidence received, it is evident that violations existed after the compliance date in the final order and therefore, the Respondent Kevin D Burrill, has failed to comply with the compliance deadline of September 16, 2026 set forth in the Board's prior Order. Pursuant to Chapter 2, Article III of the City of Treasure Island Code of Ordinances and § 162.09, Florida Statutes, the Board hereby imposes an administrative fine of $250.00 per day for each day the violation(s) have continued and continue past that deadline, with fines beginning to accrue on September 16, 2026, and continuing until full compliance is achieved or the violations are abated by the City. As of the date of this hearing, the accrued fines total $8,750.00 representative of 35 days of noncompliance at $250.00 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

Code Enforcement Board

CEB# FLOOD-006729-20205|MARINE-006617-2025

10232 TARPON DR., TREASURE ISLAND, FL 33706

FINAL ORDERS

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-006729 & MARINE-006617-2025

City of Treasure Island, Florida,

Petitioner.

v.

Kevin D. Burrill

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, Kevin D. Burrill is the owner of the subject property located at 10232 Tarpon Dr., Treasure Island, FL 33706 and the respondent did appear in person to the Code Enforcement Board on June 17, 2026.

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

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: failure to meet minimum property standards, work without a permit, collapsed sea wall, and overgrown vegetation. These violations were first observed by the City on December 16, 2025.

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 February 5, 2026. A Notice of Hearing was mailed First Class and Certified First Class and posted on the property and at City Hall on June 1, 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, 66-104.1, & 68-495 of the Code. The Respondent is found to be a first-time violator of Section 18-37, 66-104.1 & 68-495.

FINAL ORDERS CONT.

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 Code by taking the following actions on the subject property:

1. Removing any debris or rubble from the subject property.
2. Complete necessary repairs to dock and fence
3. Maintain the pool in such a way that there is no stagnate water and it is not a conducive breeding ground for mosquitoes.
4. Apply for after-the-fact permit for interior work.
5. Retain a Contractor for replacement of the sea wall and file for a permit for the construction of a new sea wall

Compliance Deadline: All items shall be completed within 90 days of this June 17, 2026, hearing. The respondent is ordered to reappear for a status hearing September 16, 2026.

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 22nd day of June 2026, by Donald M. Sacmis, the Chairman of the Treasure Island 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

Donald M. Sacmis, Chair
Code Enforcement Board

Filed with the City of Treasure Island City Clerk
Date: 6/23/26

Ta Dayton, Deputy City Clerk

CERTIFICATE OF SERVICE

On this 23 day of June, a copy of this document was provided to Respondents and the City of Treasure Island Code Enforcement Department.

Kevin D. Burrill
10232 Tarpon Dr.
Treasure Island, FL 33706

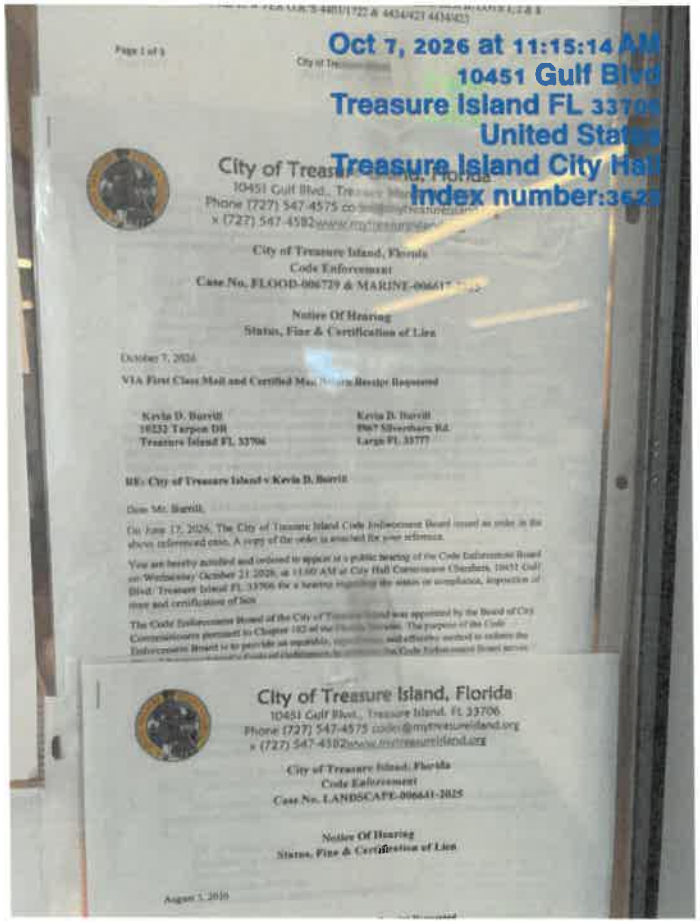
Kevin D. Burrill
8967 Silverthorn Rd.
Largo, FL 33777

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

Notice of Hearing

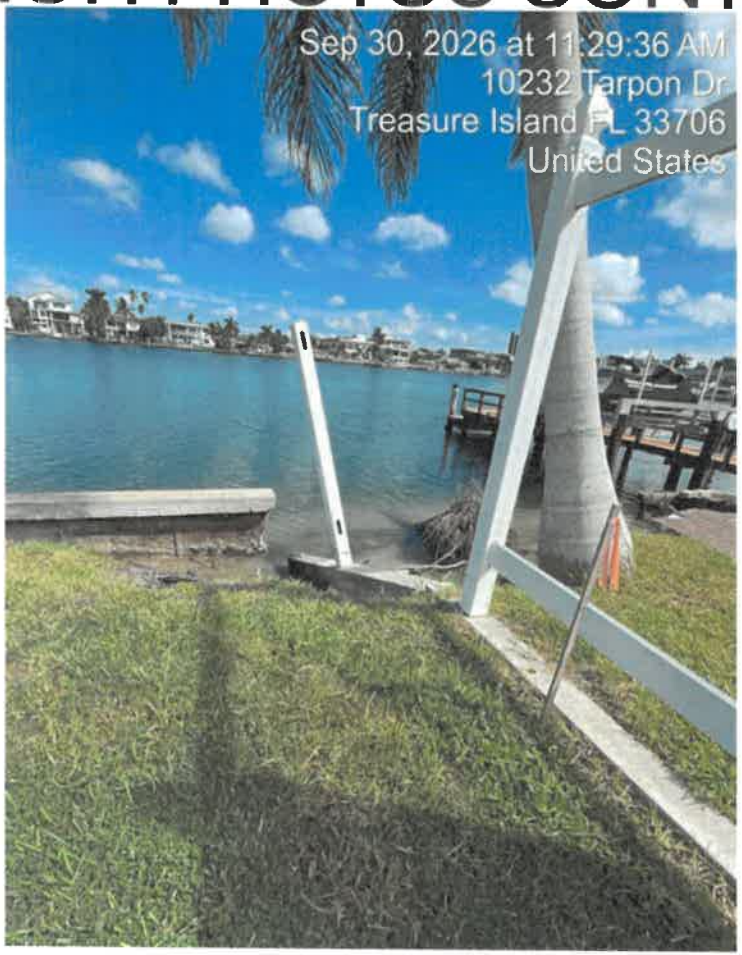
- Posted Date: 10/7/2026
- Codes: 18-37, 66-104.1, 68-495.
- Proof of Property Ownership: 10/7/2026
    - PCPAO
    - Tax Collector
- Affidavit of Service: 10/7/2026
- Pictures Dated: 9/30/2026, 10/7/2026

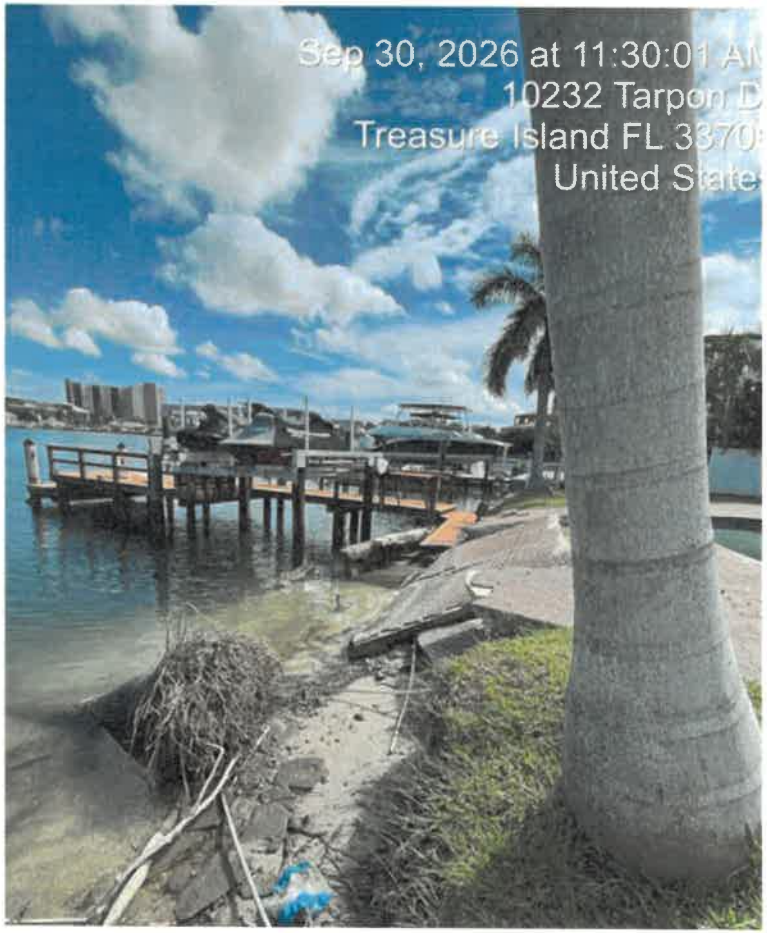
NOH Pictures





NOH PHOTOS CONT





NOH PHOTOS CONT.



PERMIT SEARCH

Permit Num	Address	Permit Typ	Permit Sta	Permit Issue Da	Permit Sq	Permit De	Permit Wo	Permit Application I	Permit Finaled Da	Permit Valua	Permit Pro	Permit Dis	Permit Exp	Permit Last
9500109	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	6/28/1995	0	REMODEL	Permit	6/28/1995	6/28/1995	$24,000.00		Treasure Island		
9800845	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	1/1/1900	0	REPLACE I	Permit	1/1/1900	1/1/1900	$0.00		Treasure Island		
9801513	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	12/3/1998	0	INSTALL 6	Permit	12/3/1998	6/20/2018	$2,186.27		Treasure Island		6/20/2018
9800522	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	4/22/1998	0	WIRE TRA	Permit	4/22/1998	4/28/1998	$1,300.00		Treasure Island		
201201438	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	11/2/2012	0	REMOVE (	Permit	11/2/2012	11/30/2012	$26,500.00		Treasure I	5/2/2013	########
201201365	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	10/18/2012	0	REPLACE I	Permit	10/18/2012	10/18/2012	$300.00		Treasure I	4/18/2013	########
201201531	10232 TARPON DR Treasure Island, FL 33706	Legacy	Complete	11/27/2012	0	WIRE 2 TV	Permit	11/27/2012	11/29/2012	$1,495.00		Treasure I	5/27/2013	########

AFFIDAVIT OF NON COMPLIANCE

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-006729 & MARINE-006617-2025

Name of Respondents:

Kevin D Burrill
10232 Tarpon DR
Treasure Island FL 33706

RE: City of Treasure Island v. Kevin D Burrill

I, Pamela Nash, Code Compliance Inspector for the City of Treasure Island, have verified the property at 10232 Tarpon Dr. Treasure Island, FL 33706, ("Property") in the above referenced case was inspected on October 7, 2026 and is NOT in compliance with the Order dated June 17, 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 17th day of October, 2026, by Pamela Nash who is personally known to

NO [illegible]

_____
Notary Public

Staff Recommendation

Staff recommends that the Code Enforcement Board adopt the proposed motion, impose the $250.00 per day fine retroactive to September 16, 2026, certify the lien for accrued fines and costs, and authorize recording of the Order in the Official records of Pinellas County.

Proposed Motion

- In the case # the case FLOOD-006729-2025|MARINE-006617-2025,, I move that the Code Enforcement Board find that the Respondent was not present and, based on the testimony and evidence received, it is evident that violations existed after the compliance date in the final order and therefore, the Respondent Kevin D Burrill, has failed to comply with the compliance deadline of September 16, 2026 set forth in the Board's prior Order. Pursuant to Chapter 2, Article III of the City of Treasure Island Code of Ordinances and § 162.09, Florida Statutes, the Board hereby imposes an administrative fine of $250.00 per day for each day the violation(s) have continued and continue past that deadline, with fines beginning to accrue on September 16, 2026, and continuing until full compliance is achieved or the violations are abated by the City. As of the date of this hearing, the accrued fines total $8,750.00 representative of 35 days of noncompliance at $250.00 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

AGENDA ITEM NO. VII.3

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE:	October 21, 2026
SUBMITTED BY:	Pamela Nash, Community Development
ITEM TYPE:	CEB Exhibit
AGENDA SECTION:	OTHER OLD BUSINESS
SUBJECT:	FLOOD-007129-2026 & SWO – 007128-2026 – 10216 PARADISE BLVD TREASURE ISLAND FL. MARCOS DIAZ
BACKGROUND:	
POLICY/PURPOSE:	
STRATEGIC PLAN RELEVANCE:	
ANALYSIS/DISCUSSION:	
FUNDING:	
MOTION:	

ATTACHMENTS:

0. AGENDA COVER PAGE.pdf
1. FINAL ORDERS.pdf
2. NOTICE OF HEARING.pdf
3. AFFIDAVIT OF SERVICE.pdf
4. AFFIDAVIT OF NON COMPLIANCE.pdf
5. PERMIT SEARCH REPORT.pdf
6. POWERPOINT 10216 PARADAISE 10.21.26.pptx

Code Board Meeting

City of Treasure Island

Commission Chambers

Agenda

Agenda Title Name: FLOOD-007129-2026 SWO-007123-2026–10216 Paradise BLVD Treasure Island FL 33706

Date: October 21, 2026

Prepared By: Pamela Nash

Through:James Dixon – Code Compliance Deparrtment Supervisor

Summary of Issue: Certification of Lien, Non-Compliance for work done without an issued permit

Attachments:

1. **Final Orders**
2. **Notice of Hearing**
3. **Affidavit of Service**
4. **Affidavit of Non-Compliance**
5. **Permit Search Report**
6. **Power Point Presentation**

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-007129-2026 SWO-007128-2026

City of Treasure Island, Florida,

Petitioner,

v.

Marcos Diaz,

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 August 19, 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, Marcos Diaz, is the owner of the subject property located at 10216 Paradise Blvd., Treasure Island, FL 33706, and the owner did not appear in person to the Code Enforcement Board on August 19, 2026.

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

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: Work without a permit. These violations were first observed by the City on June 30, 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 June 30, 2026.

4) A Notice of Notice of Hearing was mailed first class and Certified First Class, posted on the front door of the residence and posted at City Hall on August 3, 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 Sections Section 66-104.1. The Respondent is found to be a first-time violator of Sections 66-104.1.

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 September 12, 2026, by completing the following on the subject property:

1. Respondent is ordered to apply for and receive an issued permit for all work done.
2. 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 an the Respondent will return to hearing on the October 21, 2026, Code Enforcement Board meeting for further determination.

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 31st day of August 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: 8/31/26

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

CERTIFICATE OF SERVICE

On this 31 day of August, a copy of this document was provided to Respondents and the City of Treasure Island Code Enforcement Department.

Marcos Diaz
10216 Paradise BLVD
Treasure Island FL 33706

Marcos Diaz
c/o Yaite Ruiz Novoa
10210 Paradise BLVD
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 codes@mytreasureisland.org
x (727) 547-4582www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-007129-2026 SWO-007123-2026

Notice Of Hearing
Status, Fine & Certification of Lien

October 6, 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: City of Treasure Island v Marcos Diaz

Dear Marcos Diaz,

On August 19, 2026, The City of Treasure Island Code Enforcement Board issued an order in the above referenced case, A copy of the order is attached for your reference.

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday October 21, 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) days before the hearing but no later than October 8, 2026, to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # 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 October 8,, 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.

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 05-Oct-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



Powered by Esri (http://www.esri.com/)

Exemptions

Tax Bill Detail

Property Tax Account: R263549
DIAZ, MARCOS

Year: 2025
Tax District: TI

Bill Number: 173853
Property Type: Real Estate

Owner: DIAZ, MARCOS

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

PROPERTY ADDRESS:
TREASURE ISLAND 33706

Taxes Assessments Legal Description Payment History

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
GENERAL FUND	4.5423	$861.12	$861.12	$0.00
HEALTH DEPARTMENT	0.0713	$13.52	$13.52	$0.00
EMS	0.8050	$152.61	$152.61	$0.00
SCHOOL-STATE LAW	3.0450	$652.45	$652.45	$0.00
SCHOOL-LOCAL BD.	3.2480	$695.95	$695.95	$0.00
SW FLA WTR MGMT.	0.1831	$34.72	$34.72	$0.00
PINELLAS COUNTY PLN.CNCL.	0.0175	$3.32	$3.32	$0.00

JUVENILE WELFARE BOARD	0.8250	$156.40	$156.40	$0.00
TREASURE ISLAND	3.8129	$722.84	$722.84	$0.00
TOTAL	16.5501	$3,292.93	$3,292.93	$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
TOTAL	**$0.00**	**$0.00**	**$0.00**

Year	Due
2025	**$0.00**
2024	$0.00
2023	$0.00
2022	$0.00
2021	$0.00
2020	$0.00
2019	$0.00
2018	$0.00
2017	$0.00
2016	$0.00

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

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 October 6, 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 1623 6457 05 (Receipt Attached)
Marcos Diaz C/O Yaite Ruiz Novoa 10210 Paradise BLVD Treasure Island FL 33706 CERTIFIED MAIL NUMBER 9214 8902 9562 6590 1623 6457 12 (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

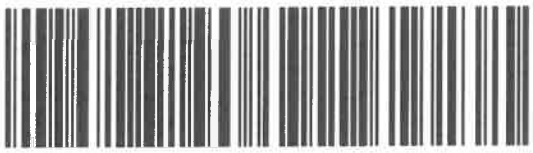
State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 6th day of October, 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 Public

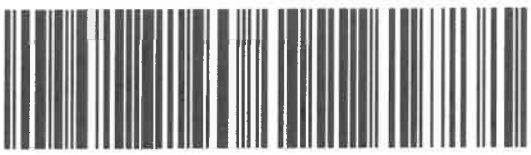
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 6457 12

MARCOS DIAZ
C/O YAITE RUIZ NOVOA 10210 PARADISE BLVD
TREASURE ISLAND FL 33706

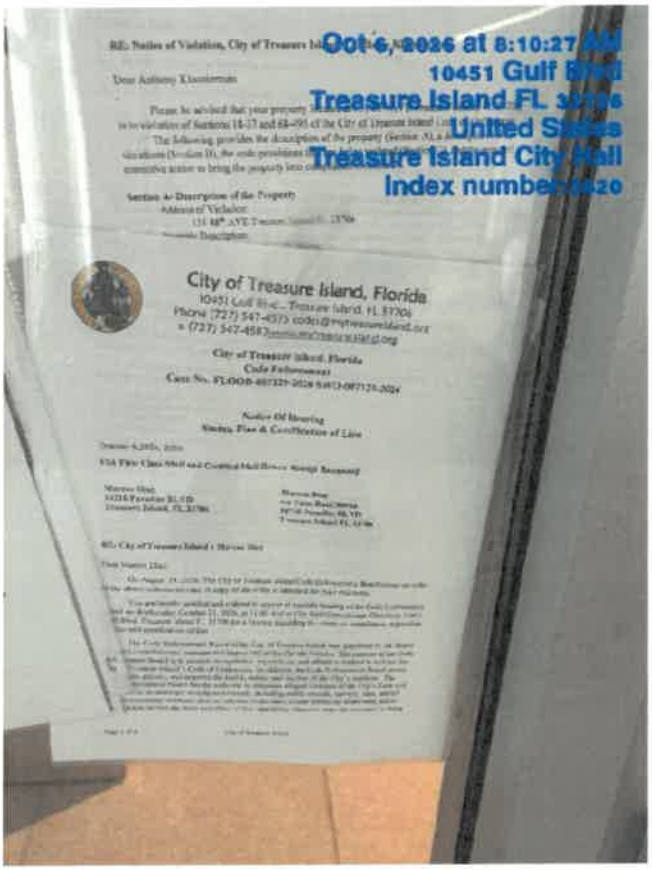
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706

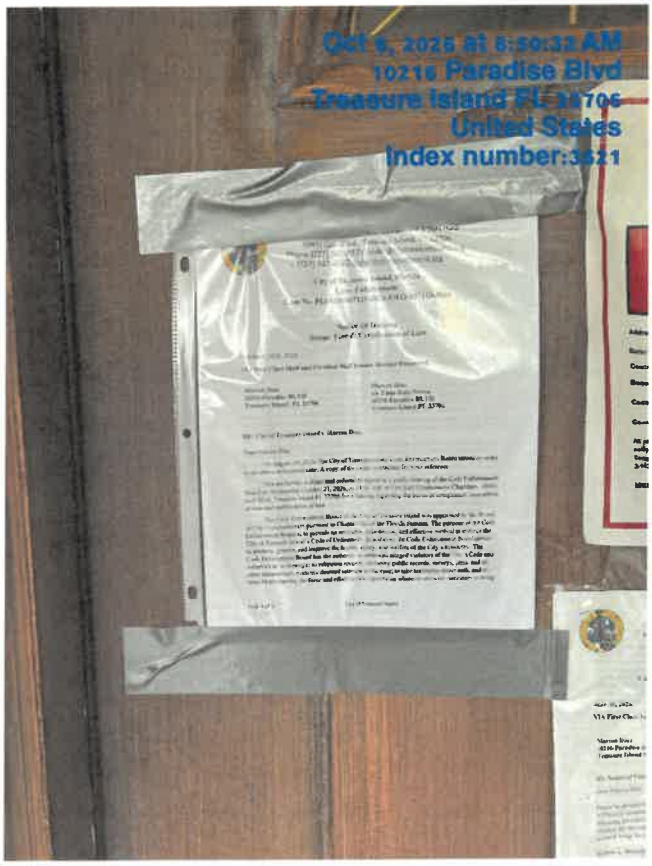


9214 8902 9562 6590 1623 6457 05

MARCOS DIAZ
10216 PARADISE BLVD
TREASURE ISLAND FL 33706

MARCOS DIAZ 10216 PARADISE BLVD





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-007129-2026 SWO-007123-2026**

Name of Respondents: **Marcos Diaz 10216 Paradise BLVD Treasure Island, FL 33706**

RE: City of Treasure Island v. Marcos Diaz

I, Pamela Nash, Code Compliance Inspector for the City of Treasure Island, have verified the property at 10216 Paradise BLVD, Treasure Island, FL 33706, ("Property"), in the above referenced case was inspected on October 14, 2026, and is NOT in compliance with the Order\ dated August 19, 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 14th day of October 2026, by Pamela Nash who is personally known to me

NOTARY SEAL

_____
Notary Public

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

Permit Number	Address	Permit Type	Permit Status	Permit Issue Date	Permit Description	Permit Work Class	Permit Application Date	Permit Finaled Date
131	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	6/13/2000	CONCRETE DRI	Permit	6/13/2000	1/1/1900
9900154	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	2/5/1999	REROOF REPLA	Permit	2/5/1999	1/1/1900
9900618	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	5/7/1999	REFINISH POOL	Permit	5/7/1999	1/1/1900
9700361	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	3/13/1997	EQUAL CHANGE	Permit	3/13/1997	1/1/1900
9900202	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	2/15/1999	INSTALL 18'X'15	Permit	2/15/1999	1/1/1900
201300548	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	5/6/2013	29' OF PAVERS	Permit	5/6/2013	5/16/2013
200300962	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	7/2/2003	RELOCATE AND	Permit	7/2/2003	10/21/2003
200700773	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	6/18/2007	INSTALL BRICK	Permit	6/18/2007	7/11/2007
200101386	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	10/15/2001	SCREEN ROOM	Permit	10/15/2001	10/23/2001

201802151	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	11/9/2018	REPLACE EXIST	Permit	11/8/2018	11/13/2018
200902349	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	7/29/2009	INSTALL 6' HIGH	Permit	7/27/2009	8/7/2009
200300961	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	7/2/2003	KITCHEN REMO	Permit	7/2/2003	10/21/2003
200700818	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	6/27/2007	CHANGEOUT DI	Permit	6/27/2007	7/9/2007
200800825	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	6/24/2008	CHANGEOUT 15	Permit	6/24/2008	9/5/2008
200700870	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	7/11/2007	REMOVE EXIST	Permit	7/11/2007	7/16/2007
200700817	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	6/27/2007	EQUAL CHANGE	Permit	6/27/2007	7/9/2007

BLDR-012288-2025	10216 PARADISE BLVD TREASURE ISLAND, FL 33706	Building (R	Complete	10/15/2025	SQS OF SHINGLE. ALL WORK & MATERIAL PER CURRENTLY ADOPTED STATE & LOCAL CODES. ONLINE PERMIT 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	Roof	10/7/2025	10/6/2026

Code Enforcement Board

Case # FLOOD-007129-2026 SWO-007128-2026

STATUS, FINE AND CERTIFICATION OF LIEN

MARCOS DIAZ

10216 PARADISE BLVD., TREASURE ISLAND, FL 33706

Final Orders



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-007129-2026 SWO-007128-2026

City of Treasure Island, Florida,

Petitioner,

v.

Marcos Diaz,

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 August 19, 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, Marcos Diaz, is the owner of the subject property located at 10216 Paradise Blvd., Treasure Island, FL 33706, and the owner did not appear in person to the Code Enforcement Board on August 19, 2026.



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

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: Work without a permit. These violations were first observed by the City on June 30, 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 June 30, 2026.
4) A Notice of Notice of Hearing was mailed first class and Certified First Class, posted on the front door of the residence and posted at City Hall on August 3, 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 Sections Section 66-104.1. The Respondent is found to be a first-time violator of Sections 66-104.1.

Final Orders Continued

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 September 12, 2026, by completing the following on the subject property:

1. Respondent is ordered to apply for and receive an issued permit for all work done.
2. 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 an the Respondent will return to hearing on the October 21, 2026, Code Enforcement Board meeting for further determination.

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 31st day of August 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: 8/31/26

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

CERTIFICATE OF SERVICE

On this 31 day of August, a copy of this document was provided to Respondents and the City of Treasure Island Code Enforcement Department.

Marcos Diaz
10216 Paradise BLVD
Treasure Island FL 33706

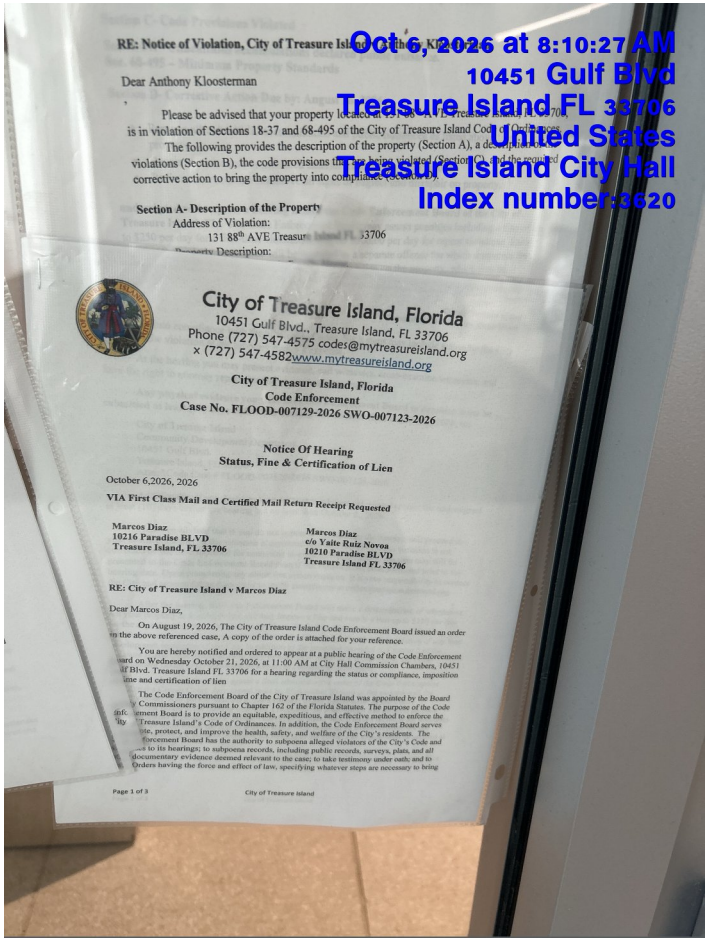
Marcos Diaz
c/o Yaite Ruiz Novoa
10210 Paradise BLVD
Treasure Island FL 33706

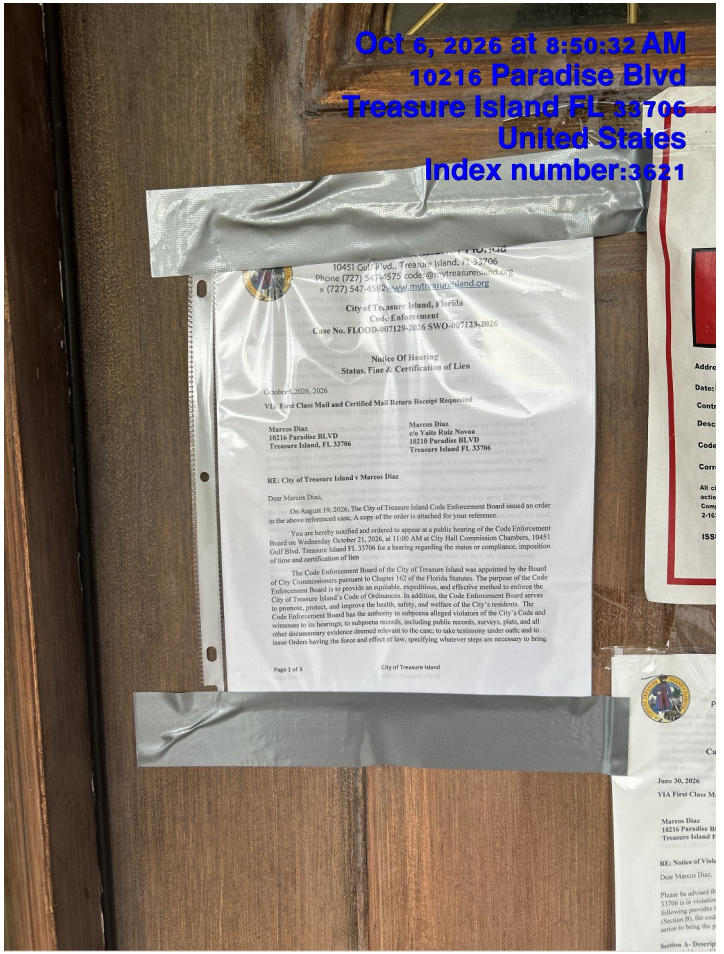
City Of Treasure Island
10451 Gulf Blvd.
Treasure Island, FL 33706

Notice of Hearing

- Posted Date: 10/06/2026
- Codes: 66-104.1 Work without an issued permit
- Proof of Property Ownership: 08/03/2026
    - PCPAO
    - Property Tax Receipt
- Affidavit of Service: 10/06/2026
- Pictures Dated: 10/06/2026

NOH Photos


Oct 6, 2026 at 8:10:27 AM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall
Index number:3620
RE: Notice of Violation, City of Treasure Island v Anthony Kloosterman
Dear Anthony Kloosterman
Please be advised that your property
is in violation of Sections 18-37 and 68-495 of the City of Treasure Island Code of Ordinances.
The following provides the description of the property (Section A), a description of the
violations (Section B), the code provisions that are being violated (Section C), and the required
corrective action to bring the property into compliance (Section D).
Section A- Description of the Property
Address of Violation:
131 88th AVE Treasure Island FL 33706
Property Description:
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. FLOOD-007129-2026 SWO-007123-2026
Notice Of Hearing
Status, Fine & Certification of Lien
October 6,2026, 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: City of Treasure Island v Marcos Diaz
Dear Marcos Diaz,
On August 19, 2026, The City of Treasure Island Code Enforcement Board issued an order
in the above referenced case, A copy of the order is attached for your reference.
You are hereby notified and ordered to appear at a public hearing of the Code Enforcement
Board on Wednesday October 21, 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 fine 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
Page 1 of 3
City of Treasure Island


Oct 6, 2026 at 8:50:32 AM
10216 Paradise Blvd
Treasure Island FL 33706
United States
Index number:3621
City of Treasure Island, Florida
Code Enforcement
Notice Of Hearing
Status, Fine & Certification of Lien
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: City of Treasure Island v Marcos Diaz
Dear Marcos Diaz,
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in the above referenced case, A copy of the order is attached for your reference.
You are hereby notified and ordered to appear at a public hearing of the Code Enforcement
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of time and certification of lien
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of City Commissioners pursuant to Chapter 162 of the Florida Statutes. The purpose of the Code
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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
Page 1 of 3
City of Treasure Island

NOH Pictures-Screen Shot Permit Report

Permit Number	Address	Permit Type	Permit Status	Permit Issue Date	Permit Description	Permit Work Class	Permit Application Date	Permit Finaled Date
131	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	6/13/2000	CONCRETE DRI	Permit	6/13/2000	1/1/1900
9900154	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	2/5/1999	REROOF REPLA	Permit	2/5/1999	1/1/1900
9900618	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	5/7/1999	REFINISH POOL	Permit	5/7/1999	1/1/1900
9700361	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	3/13/1997	EQUAL CHANGE	Permit	3/13/1997	1/1/1900
9900202	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	2/15/1999	INSTALL 18'X'15	Permit	2/15/1999	1/1/1900
201300548	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	5/6/2013	29' OF PAVERS	Permit	5/6/2013	5/16/2013
200300962	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	7/2/2003	RELOCATE AND	Permit	7/2/2003	10/21/2003
200700773	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	6/18/2007	INSTALL BRICK	Permit	6/18/2007	7/11/2007
	10216 PARADISE BLVD							

201802151	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	11/9/2018	REPLACE EXIST	Permit	11/8/2018	11/13/2018
200902349	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	7/29/2009	INSTALL 6' HIGH	Permit	7/27/2009	8/7/2009
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200700818	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	6/27/2007	CHANGEOUT DI	Permit	6/27/2007	7/9/2007
200800825	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	6/24/2008	CHANGEOUT 15	Permit	6/24/2008	9/5/2008
200700870	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	7/11/2007	REMOVE EXIST	Permit	7/11/2007	7/16/2007
200700817	10216 PARADISE BLVD Treasure Island, FL 33706	Legacy	Complete	6/27/2007	EQUAL CHANGE	Permit	6/27/2007	7/9/2007

PERMIT SEARCH CONTINUED

					SQS OF SHINGLE. ALL WORK & MATERIAL PER CURRENTLY ADOPTED STATE & LOCAL CODES. ONLINE PERMIT 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			
BLDR-012288-2025	10216 PARADISE BLVD TREASURE ISLAND, FL 33706	Building (R	Complete	10/15/2025	storm related will	Roof	10/7/2025	10/6/2026

AFFIDAVIT OF NON-COMPLIANCE



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-007129-2026 SWO-007123-2026**

Name of Respondents: **Marcos Diaz 10216 Paradise BLVD Treasure Island, FL 33706**

RE: City of Treasure Island v. Marcos Diaz

I, Pamela Nash, Code Compliance Inspector for the City of Treasure Island, have verified the property at 10216 Paradise BLVD, Treasure Island, FL 33706, ("Property"), in the above referenced case was inspected on October 14, 2026, and is NOT in compliance with the Order dated August 19, 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 14th day of October 2026, by Pamela Nash who is personally known to me

NOTARY SEAL

_____
Notary Public



Staff Recommendation

Staff recommends that the Code Enforcement Board adopt the proposed motion, impose the $250.00 per day fine retroactive to September 12, 2026, certify the lien for accrued fines and costs, and authorize recording of the Order in the Official records of Pinellas County.

Proposed Motion

- Proposed Motion: In the case # FLOOD-007129-2026 SWO-007123-2026, 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 existed after the compliance date in the final order and therefore, the Respondent, Marcos Diaz, has failed to comply with the compliance deadline of September 12, 2026, set forth in the Board's prior Order. Pursuant to Chapter 2, Article III of the City of Treasure Island Code of Ordinances and § 162.09, Florida Statutes, the Board hereby imposes an administrative fine of $250.00 per day for each day the violation(s) have continued and continue past that deadline, with fines beginning to accrue on September 12, 2026, and continuing until full compliance is achieved or the violations are abated by the City. As of the date of this hearing, the accrued fines total $9,750.00 representative of 39 days of noncompliance at $250.00 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

AGENDA ITEM NO. VII.6

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: October 21, 2026

SUBMITTED BY: Pamela Nash, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: OTHER OLD BUSINESS

SUBJECT: LANDSCAPING-006860-2026 - 106 87TH AVE TREASURE ISLAND FL - RUTH VELMA MARIE HORN EST

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
0. AGENDA COVER PAGE.pdf
1. FINAL ORDERS.pdf
2. INSPECTION PHOTOS.pdf
3. AFFIDAVIT OF COMPLIANCE.pdf
4. POWERPOINT 106 87TH AVE HORN 10.21.26.pptx

Code Board Meeting

City of Treasure Island

Commission Chambers

Agenda

Agenda Title Name: LANDSCAPE-006860-2026–106 87TH^{h} AVE Treasure Island FL

Date: October 21, 2026

Prepared By: Pamela Nash

Through: James Dixon – Code Compliance Department Supervisor

Summary of Issue: Acknowledge Affidavit of Compliance

Attachments:

1. **FINAL ORDERS**
2. **INSPECTION PHOTOS**
3. **AFFIDAVIT OF COMPLIANCE**
4. **POWER POINT PRESENTATION**

I#: 2026203698 BK: 23644 PG: 1983, 07/30/2026 at 10:21 AM, RECORDING 4 PAGES $35.50 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLKDU17

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-006860-2026

City of Treasure Island, Florida,

Petitioner,

v.
Ruth Velma Marie Horn Est.,

Respondent.
_____/

ORDER IMPOSING AND CERTIFYING CODE ENFORCEMENT LIEN

THIS CAUSE came on for public hearing on July 15, 2026, before the undersigned Code Enforcement Board for the City of Treasure Island, Florida with the Respondent, Ruth Velma Marie Horn Est ("Respondent") who was not present. The Respondent was adequately and properly noticed of today's hearing in accordance with Chapter 2, Article 111 of the Treasure Island Code of Ordinances and Chapter 162, Florida Statute. The purpose of the hearing was to certify a Code Enforcement lien in the above-captioned case due to Respondent's failure to comply with a Code Enforcement Final Order dated June 17, 2026, a copy of which is attached as Exhibit A ("Final Order"). Having considered the sworn testimony, evidence and arguments presented, the Code Enforcement Board finds and orders as follows:

City of Treasure Island, Florida

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

A. FINDINGS OF FACT

1. The Respondent, Ruth Velma Marie Horn Est, is the owner of the subject property located at 106 87th Ave. Treasure Island, FL 33706 and the respondent 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.
3. Pursuant to the Final Order, the Respondent was required to bring the property into compliance no later than July 2, 2026.
4. The Respondent has failed to comply with the terms of the Joint Stipulated Agreement.
5. The violations remain uncorrected as of the date of this hearing.
6. The applicable daily fine for these violations is $25.00 per day.

B. CONCLUSIONS OF LAW

A. The Respondent is in violation of the City Code and has violated the Final Order issued by the Code Enforcement Board dated June17, 2026.
B. The City is entitled to impose daily fines and to certify a Code Enforcement Lien against the property.

C. ORDER/IMPOSITION OF LIEN:

1. The Respondent shall pay a daily administrative fine in the amount of $25.00 per day, commencing on July 2, 2026, and continuing each day thereafter until all violations are fully corrected and closed by the Code Compliance Department.
2. The total amount of fines accrued as of the date of July 2, 2026, hearing is $325.00, retroactive to July 2, 2026. Additional fines will continue to accrue at the rate of $25.00 per day until full compliance is achieved.
3. Pursuant to Florida Statute §162.09 and the City Code, the City is authorized to record a Code Enforcement Lien against the subject property for all fines, costs, and fees imposed by this Order.
4. The Respondent is ordered to bring the property into full compliance with all applicable City Codes immediately.

REDUCTION, ELIMINATION OF FINE, ADMINISTRATIVE COSTS AND FEES LIEN: Pursuant to Section 2-166 of the Treasure Island Code of Ordinances, the respondent may request elimination or reduction of the fines imposed by this Order by filing a request with the

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

REDUCTION, ELIMINATION OF FINE, ADMINISTRATIVE COSTS AND FEES LIEN: Pursuant to Section 2-166 of the Treasure Island Code of Ordinances, the respondent may request elimination or reduction of the fines imposed by this Order by filing a request with the City Commissioners within sixty (60) days of correcting the violation(s) for which the fine was assessed.

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

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

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

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

Filed with the City of Treasure Island City Clerk
Date: 7/21/26

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

City of Treasure Island, Florida

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

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of the Order was sent by U.S. Mail on the 21 day of July, 2026 to:

Ruth Velma Marie Horn Est
2424 50th Ave. N. Lot 69
St Petersburg, FL 33714

Ruth Velma Marie Horn Est
106 87th Ave.
Treasure Island, FL 33706

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

I certify this document to be a true and correct copy of the original on file in City Hall Treasure Island, State of Florida, County of Pinellas.

By: Tia Payton
Dated 7/21/26

INSPECTION PHOTOS HOARN – 106 87TH AVE – IN COMPLIANCE








Apr 23, 2026 at 11:58:35 AM
106 87th Ave
Treasure Island FL 33706
United States
Index number:2454


Oct 1, 2025 at 10:19:57
106 87th
Treasure Island FL 33
United Sta
Index number:3

City of Treasure Island, Florida

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

Check one: ___X___ Affidavit of Compliance

_____ Affidavit of Non-Compliance

Case #- **Landscape-006860-2026**

Name of Respondents:

Ruth Velma Marie Horn EST
106 87TH AVE
Treasure Island, FL 33706

RE: City of Treasure Island v. **Ruth Velma Marie Horn EST**

I, Pamela Nash, Code Compliance Inspector for the City of Treasure Island, have verified the property at 106 87TH AVE, Treasure Island, FL 33706, ("Property"), in the above referenced case was inspected on October 1ST, 2026 and **is in compliance** with the Order dated July 15, 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 12th day of October, 2026, by Pamela Nash who is personally known to

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

_____
Notary Public

Code Enforcement Board

CEB# LANDSCAPE-006860-2026

REQUEST TO ACKNOWLEDGE COMPLIANCE AD STOP FINES

106 87TH AVE., TREASURE ISLAND, FL 33706

FINAL ORDERS

I#: 2026203698 BK: 23644 PG: 1983, 07/30/2026 at 10:21 AM, RECORDING 4 PAGES
$35.50 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY
DEPUTY CLERK: CLKDU17

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-006860-2026

City of Treasure Island, Florida,

Petitioner,

v.
Ruth Velma Marie Horn Est.,

Respondent.
_____/

ORDER IMPOSING AND CERTIFYING CODE ENFORCEMENT LIEN

THIS CAUSE came on for public hearing on July 15, 2026, before the undersigned Code Enforcement Board for the City of Treasure Island, Florida with the Respondent, Ruth Velma Marie Horn Est ("Respondent") who was not present. The Respondent was adequately and properly noticed of today's hearing in accordance with Chapter 2, Article 111 of the Treasure Island Code of Ordinances and Chapter 162, Florida Statute. The purpose of the hearing was to certify a Code Enforcement lien in the above-captioned case due to Respondent's failure to comply with a Code Enforcement Final Order dated June 17, 2026, a copy of which is attached as Exhibit A ("Final Order"). Having considered the sworn testimony, evidence and arguments presented, the Code Enforcement Board finds and orders as follows:

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

A. FINDINGS OF FACT

1. The Respondent, Ruth Velma Marie Horn Est, is the owner of the subject property located at 106 87th Ave. Treasure Island, FL 33706 and the respondent 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.
3. Pursuant to the Final Order, the Respondent was required to bring the property into compliance no later than July 2, 2026.
4. The Respondent has failed to comply with the terms of the Joint Stipulated Agreement.
5. The violations remain uncorrected as of the date of this hearing.
6. The applicable daily fine for these violations is $25.00 per day.

B. CONCLUSIONS OF LAW

A. The Respondent is in violation of the City Code and has violated the Final Order issued by the Code Enforcement Board dated June17, 2026.
B. The City is entitled to impose daily fines and to certify a Code Enforcement Lien against the property.

C. ORDER/IMPOSITION OF LIEN:

1. The Respondent shall pay a daily administrative fine in the amount of $25.00 per day, commencing on July 2, 2026, and continuing each day thereafter until all violations are fully corrected and closed by the Code Compliance Department.
2. The total amount of fines accrued as of the date of July 2, 2026, hearing is $325.00, retroactive to July 2, 2026. Additional fines will continue to accrue at the rate of $25.00 per day until full compliance is achieved.
3. Pursuant to Florida Statute §162.09 and the City Code, the City is authorized to record a Code Enforcement Lien against the subject property for all fines, costs, and fees imposed by this Order.
4. The Respondent is ordered to bring the property into full compliance with all applicable City Codes immediately.

REDUCTION, ELIMINATION OF FINE, ADMINISTRATIVE COSTS AND FEES LIEN: Pursuant to Section 2-166 of the Treasure Island Code of Ordinances, the respondent may request elimination or reduction of the fines imposed by this Order by filing a request with the

FINAL ORDERS CONTINUED

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

REDUCTION, ELIMINATION OF FINE, ADMINISTRATIVE COSTS AND FEES LIEN: Pursuant to Section 2-166 of the Treasure Island Code of Ordinances, the respondent may request elimination or reduction of the fines imposed by this Order by filing a request with the City Commissioners within sixty (60) days of correcting the violation(s) for which the fine was assessed.

DONE AND ORDERED on this 30th day of July 2026, by Donald M. Snemis, the Chairman of the Treasure Island Code Enforcement Board.

Donald M. Snemis,
Chair Code Enforcement Board

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

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

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

Filed with the City of Treasure Island City Clerk
Date: 7/21/26

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

PINELLAS COUNTY FL OFF. REC. BK 23644 PG 1986

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

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of the Order was sent by U.S. Mail on the 21 day of July, 2026 to:

Ruth Velma Marie Horn Est
2424 50th Ave. N. Lot 69
St Petersburg, FL 33714

Ruth Velma Marie Horn Est
106 87th Ave.
Treasure Island, FL 33706

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

I certify this document to be a true and correct copy of the original on file in City Hall Treasure Island, State of Florida, County of Pinellas.

By: Tia Payton
Dated 7/21/26

INSPECTION PHOTOS



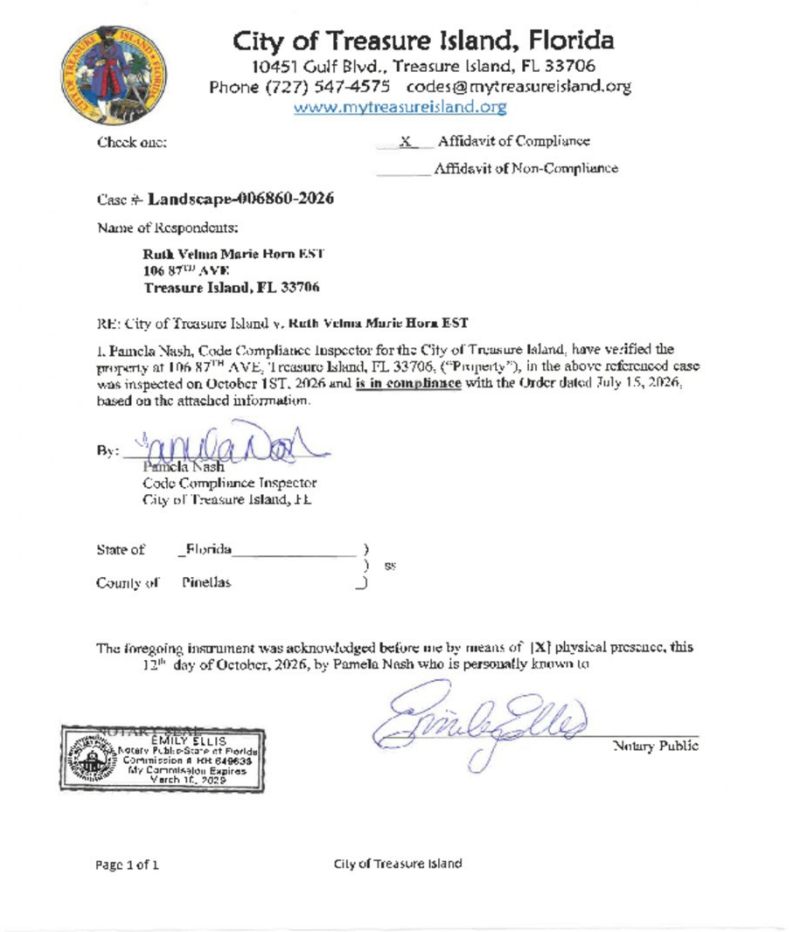


INSPECTION PHOTOS CONT.





AFFIDAVIT OF COMPLIANCE



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

Check one: __X__ Affidavit of Compliance

_____ Affidavit of Non-Compliance

Case #- **Landscape-006860-2026**

Name of Respondents:

Ruth Velma Marie Horn EST
106 87TH AVE
Treasure Island, FL 33706

RE: City of Treasure Island v. **Ruth Velma Marie Horn EST**

I, Pamela Nash, Code Compliance Inspector for the City of Treasure Island, have verified the property at 106 87TH AVE, Treasure Island, FL 33706, ("Property"), in the above referenced case was inspected on October 1ST, 2026 and **is in compliance** with the Order dated July 15, 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 12th day of October, 2026, by Pamela Nash who is personally known to

NOTARY PUBLIC
EMILY ELLIS
Notary Public-State of Florida
Commission # HH 649638
My Commission Expires
March 16, 2029

_____
Notary Public

Page 1 of 1 City of Treasure Island

Staff Recommendation

- Staff inspected the property on October 1, 2026 and verified that all violations identified in the Board’s order have been corrected. Staff requests that the Board acknowledge compliance effective October 1, 2026 and that daily fines cease accruing as of that date.

AGENDA ITEM NO. VII.7

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: October 21, 2026

SUBMITTED BY: Anna Bartenstein, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: OTHER OLD BUSINESS

SUBJECT: FLOOD-005734-2025
455 115th Avenue, Treasure Island, FL 33706
Pro Development USA LLC

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
1. May Signed Orders.pdf
2. July Signed Orders.pdf
3. Sec. 66-104.1.pdf
4. Affidavit of Compliance.pdf
5. Permit Search.pdf
6. NOH FLOOD-005734-2025 (455 115th ave, Treasure Island, FL 33706).pdf
7. Notice of Hearing photos 10.8.26.pdf
8. Affidavit of Service NOH FLOOD-005734-2025 (455 115th ave, Treasure Island, FL 33706).pdf
9. Proof of PO PCPAO.pdf
10. Proof of PO Tax.pdf

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-005734-2025

City of Treasure Island, Florida,

Petitioner,

v.

PRO DEVELOPMENT USA LLC,

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 May 20, 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, PRO DEVELOPMENT USA LLC, is the owner of the subject property located at 455 115th Ave. Treasure Island, FL 33706 and the respondent's representative did appear in person to the Code Enforcement Board on May 20, 2026.
2) The City of Treasure Island Code Compliance Inspector, Anna Bartenstein, 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 June 11, 2025.

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 August 06, 2025. A Notice of Hearing was mailed First Class and Certified First Class and posted on the property and at City Hall on May 4, 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 66-104.1 & Section 66-104.3 of the Code. The Respondent is found to be a first-time violator of Section 66-104.1 & Section 66-104.3.

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 June 19, 2026, by correcting the violations by completing the following on the subject property:

1. Apply and obtain all permits required to repair the property.

Upon completion of item listed 1. 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 21st day of May 2026, by Don 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: 5/21/2026

Lisa Marie Kennedy, City Clerk

CERTIFICATE OF SERVICE

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

Pro Development USA LLC
455 115th Avenue
Treasure Island, FL 33706

Pro Development USA LLC
8400 NW 36th st, STE 450
Doral, FL 33166-6606

J Horta Accounting & Taxes Inc.
12905 SW 42 nd st, Suite 217
Miami, FL 33175

Alfonso Farfan
8400 NW 36th st, STE 450
Doral, FL 33166-6606

Nestor Ochoa
8400 NW 36th st, STE 450
Doral, FL 33166-6606

Jacqueline Horta
12905 SW 42 nd st, Suite 217
Miami, FL 33175

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

Code Enforcement Board
City of Treasure Island, FL
Case No. FLOOD-005734-2025

City of Treasure Island, Florida,

Petitioner,

v.

PRO DEVELOPMENT USA LLC,

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 present. For good cause shown, it is hereby ordered that this matter is continued to September 16, 2026, to ensure that the permit accurately reflects the work performed and full voluntary compliance is met prior to any further action by the board.

City of Treasure Island, Florida

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

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

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

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

Pro Development USA LLC
455 115th Avenue
Treasure Island, FL 33706

Pro Development USA LLC
8400 NW 36th st, STE 450
Doral, FL 33166-6606

J Horta Accounting & Taxes Inc.
12905 SW 42 nd st, Suite 217
Miami, FL 33175

Alfonso Farfan
8400 NW 36th st, STE 450
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8400 NW 36th st, STE 450
Doral, FL 33166-6606

Jacqueline Horta
12905 SW 42 nd st, Suite 217
Miami, FL 33175

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

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

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.

(Ord. No. 13-10, § 3, 12-3-13; Ord. No. 24-14, § 3, 4-1-25)

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) Provide documentation to support substantial damage and substantial improvement determinations. When providing this documentation, applicants should review FEMA guidance publications on substantial improvement and substantial damage determinations.

(7) Be signed by the applicant or the applicant's authorized agent.

(8) Give such other data and information as required by the floodplain administrator.

(9) FEMA elevation certificate and FEMA dry floodproofing certificate as required.

(Ord. No. 13-10, § 3, 12-3-13; Ord. No. 21-08, § 10, 5-18-21; Ord. No. 24-14, § 4, 4-1-25)

City of Treasure Island, Florida

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

Check one: ___X___ Affidavit of Compliance

_____ Affidavit of Non-Compliance

Case #- FLOOD-005734-2025

Name of Respondents:

Pro Development USA LLC
455 115th Avenue
Treasure Island, FL 33706

RE: City of Treasure Island v. Pro Development USA LLC

I, Anna Bartenstein, Code Compliance Inspector for the City of Treasure Island, have verified the property at 455 115th Ave, Treasure Island, FL 33706, ("Property"), in the above referenced case had been searched through our permitting system on the date 10/2/2026 and is in compliance with the Order To Continue Hearing dated date, 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 2nd day of October 2026, by Anna Bartenstein who is personally known to me.

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

Showing 1 - 12 of 12 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	Permit Valuation
BLDR-013691-2026	455 115TH AVE TREASURE ISLAND, FL 33706	Building (Residential)	Issued	10/02/2026	0.00	STORM REPAIR - INTERIOR ONLY - 4' OF DRYWALL THROUGHOUT' ALL ELECTRICAL FIXTURES & BREAKERS; BASE BOARDS; MISC LOOSE FLOORING; NEW A/C SYSTEMS; KITHCEN & BATH CABINETS; APPLIANCES; PAINT. ALL WORK AND MATERIALS PER CURRENTLY ADOPTED STATE AND LOCAL CODES. Online permit.	Repair / Replace	07/07/2026		$92,000.00
MECR-004100-2022	455 115TH AVE TREASURE ISLAND, FL 33706	Mechanical (Residential)	Complete	06/16/2022	0.00	Equal changeout 3 ton Trane heat pump split system. COND# 4TWR4036. AH# TEM4A0B36. 5 kw heater. AHRI# 201763659. 14 seer. All work & materials per currently adopted state & local codes. ELECTRONIC PERMIT	HVAC Equal Changeout	06/16/2022	07/20/2022	$10,273.00
BLDR-000467-2020	455 115TH AVE TREASURE ISLAND, FL 33706	Building (Residential)	Complete	08/03/2020	0.00	TEAR OFF & RE-ROOF SHINGLE & FLAT ROOFSFL#25974.5, FL#10497.1, FL#10124.1, FL#16311.1. ALL WORK & MATERIALS PER FBC2017.	Roof	07/14/2020	10/12/2020	$9,525.00
201201629	455 115TH AVE Treasure Island, FL 33706	Legacy	Complete	12/26/2012	0.00	Aluminum panel roof over existing Florida Room roof	Permit	12/26/2012	01/02/2013	$2,180.00
201200233	455 115TH AVE Treasure Island, FL 33706	Legacy	Complete	02/10/2012	0.00	REPLACE EXTERIOR DOOR, SINGLE SIDE FRONT DOOR SIZE/SIZE, NO GLASS.	Permit	01/30/2012	02/27/2012	$737.00
201105412	455 115TH AVE Treasure Island, FL 33706	Legacy	Complete	11/18/2011	0.00	REPLACE EXISTING WOOD FENCE WITH NEW VINYL, 48' OF 6' & 54'	Permit	11/15/2011	11/30/2011	$2,387.00

City of Treasure Island, Florida

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

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-005734-2025

Notice Of Hearing
(Status Hearing)

October 8, 2026

VIA First Class Mail and Certified Return Receipt Requested

Pro Development USA LLC
455 115th Avenue
Treasure Island, FL 33706

Pro Development USA LLC
8400 NW 36th st, STE 450
Doral, FL 33166-6606

J Horta Accounting & Taxes Inc.
12905 SW 42nd st, Suite 217
Miami, FL 33175

Alfonso Farfan
8400 NW 36th st, STE 450
Doral, FL 33166-6606

Nestor Ochoa
8400 NW 36th st, STE 450
Doral, FL 33166-6606

Jacqueline Horta
12905 SW 42nd st, Suite 217
Miami, FL 33175

RE: Notice of Hearing, City of Treasure Island v. PRO DEVELOPMENT USA LLC

RE: City of Treasure Island v. PRO DEVELOPMENT USA LLC

Dear PRO DEVELOPMENT USA LLC,

On July 21st, 2026, the City provided you with orders for the above referenced property. The orders continued the matter to the September 16th, 2026 hearing to ensure there is enough time to obtain permit for all work completed. Since no matters were heard during September's meeting, it was continued to October 21st, 2026. Therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, October 21st, 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:

455 115th avenue, Treasure Island, FL 33706

Property Description (Per PCPAO):

Use: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 23-31-15-43488-003-0030
Legal Description: ISLE OF PALMS 1ST ADD BLK 3, LOT 3

Section B-Description of Violations

- Work has been completed on the property without the necessary permit(s).

Section C- Code Provisions Violated

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

Section D- Corrective Action

- Apply for and obtain a permit for all work completed

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 October 11th, 2026 to:

City of Treasure Island
Community Development Department

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.

10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # FLOOD-005734-2025"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than October 11th, 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.


Oct 8, 2026 at 4:35:18 PM
460 115th Ave
Treasure Island FL 33706
United States

Oct 8, 2026 at 4:35:25 PM
460 115th Ave
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

Affidavit of Service
Code Enforcement Case: FLOOD-005734-2025

I hereby certify that a copy of the Notice of Hearing was served on October 8th, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail-Return Receipt Requested, sent to: 455 115th Ave, Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1623 7867 43 & Alfonso Farfan 8400 W 36th St, STE 450, Doral FL 33166-6606 CN 9214 8902 9562 6590 1623 7867 81 & Jacqueline Horta, 12905 SW 42nd St, Suite 217, Miami FL 33175, 9214 8902 9562 6590 1623 7868 35 & J Horta Accounting & Taxes Inc. 12905 SW 42nd St, Suite 217, Miami FL 33175 9214 8902 9562 6590 1623 7868 66 & Nester Ochoa, 8400 W 36th St, STE 450, Doral FL 33166-6606 9214 8902 9562 6590 1623 7868 80 & Jacqueline Horta 12905 SW 42nd St., STE 217, Miami, FL 33175 9214 8902 9562 6590 1623 7869 03 (Receipt Attached)

x Posting on the property at: 455 115th 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 8th day of October, 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

Oct 8, 2026 at 4:19:56 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

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-005734-2025

Notice Of Hearing
(Status Hearing)

October 8, 2026

VIA First Class Mail and Certified Return Receipt Requested

Pro Development USA LLC
455 115th Avenue
Treasure Island, FL 33706

Pro Development USA LLC
8400 NW 36th st, STE 450
Doral, FL 33166-6606

J Horta Accounting & Taxes Inc.
12905 SW 42nd st, Suite 217
Miami, FL 33175

Alfonso Farfan
8400 NW 36th st, STE 450
Doral, FL 33166-6606

Nestor Ochoa
8400 NW 36th st, STE 450
Doral, FL 33166-6606

Jacqueline Horta
12905 SW 42nd st, Suite 217
Miami, FL 33175

RE: Notice of Hearing, City of Treasure Island v. PRO DEVELOPME LLC

RE: City of Treasure Island v. PRO DEVELOPMENT USA LLC

Dear PRO DEVELOPMENT USA LLC,

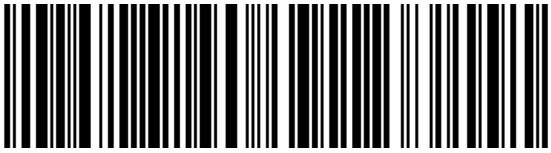
On July 21st, 2026, the City provided you with orders for the above refere The orders continued the matter to the September 16th, 2026 hearing to ensure the time to obtain permit for all work completed. Since no matters were heard durin meeting, it was continued to October 21st, 2026. Therefore:

You are hereby notified and ordered to appear at a public hearing o Enforcement Board on Wednesday, October 21st, 2026, at 11:00AM, at City Commission Chambers, 10451 Gulf Blvd, Treasure Island, FL 33706, and be alleged violation at the property.

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

Oct 8, 2026 at 4:35:18 PM
460 115th Ave
Treasure Island FL 33706
United States

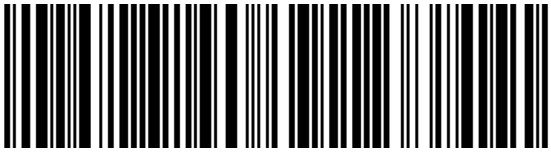
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



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Pro Devolpment USA LLC
455 115th Ave.
Treasure Island FL 33706

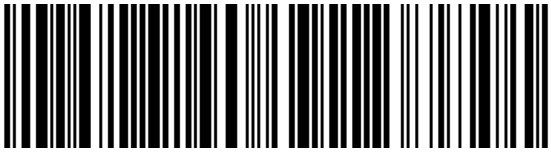
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



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Pro Devolpment USA LLC
8400 NW 36th St., STE 450
Doral FL 33166-6606

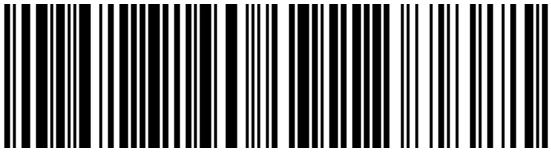
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 7868 35

J Horta Accounting & Taxes Inc.
12905 SW 42nd St., STE 217
Miami FL 33175

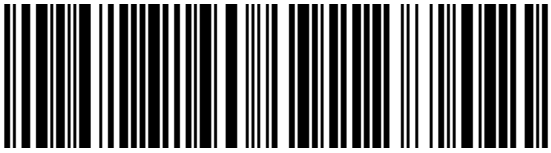
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



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Alfonso Farfan
8400 NW 36th St., STE 450
Doral FL 33166

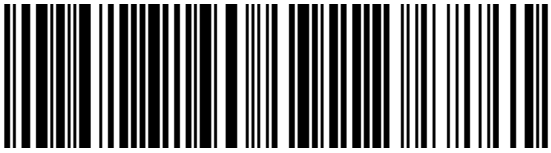
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 7868 80

Nester Ochoa
8400 NW 36th St., STE 450
Doral FL 33166

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 7869 03

Jacqueline Horta
12905 SW 42nd St., STE 217
Miami FL 33175

Parcel Summary (as of 14-Oct-2026)

Parcel Number
23-31-15-43488-003-0030

Owner Name
PRO DEVELOPMENT USA LLC

Property Use
0110 Single Family Home

Site Address
455 115TH AVE
TREASURE ISLAND, FL 33706

Mailing Address
8400 NW 36TH ST STE 450
DORAL, FL 33166-6606

Legal Description
ISLE OF PALMS 1ST ADD BLK 3, LOT 3

Current Tax District
TREASURE ISLAND (TI)

Year Built
1956

Living SF	Gross SF	Living Units	Buildings
1,424	2,150	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2028	No	0%	
2027	No	0%	
2026	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
23240/1895	$708,000	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	38/62

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$602,526	$602,526	$602,526	$602,526	$602,526

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	$588,711	$588,711	$583,711	$583,711	$583,711
2024	Y	$1,002,334	$244,464	$189,464	$214,464	$189,464
2023	Y	$912,348	$237,344	$182,344	$207,344	$182,344
2022	Y	$803,600	$230,431	$179,931	$204,931	$179,931
2021	Y	$541,460	$223,719	$173,219	$198,219	$173,219

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	16.4574	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
15-Jul-2025	$725,000	Q	I	KEOHANE JOANNE E TRE	PRO DEVELOPMENT USA LLC	23240/1895
06-May-2020	$100	U	I	KEOHANE JOANNE E	KEOHANE JOANNE E TRUSTEE	20993/2392
01-Jan-1899						04054/0429

2026 Land Information

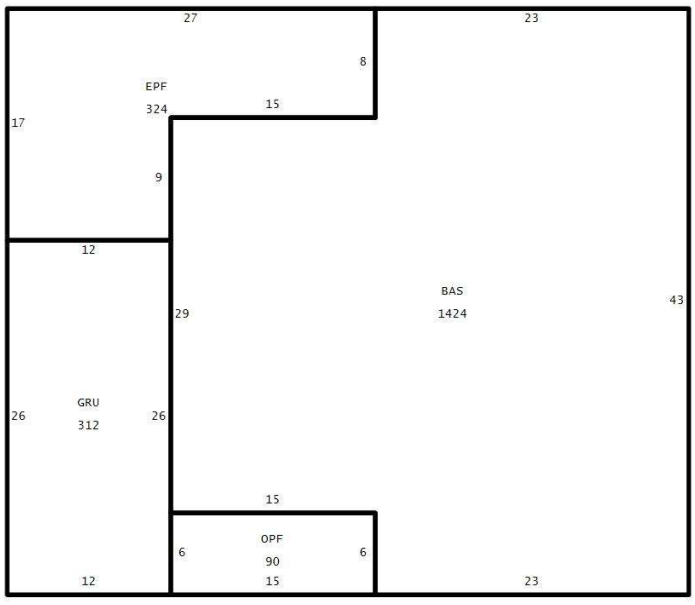
Land Area: ≅ 7,701 sf | ≅ 0.17 acres	Frontage and/or View: Canal/River	Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	70x110	$9,500	70.00	FF	1.0400	$691,600

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	1956
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	6
Effective Age	44

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,424	1,424
Enclosed Porch (EPF)	0	324
Garage Unfinished (GRU)	0	312
Open Porch (OPF)	0	90
Total Area SF	**1,424**	**2,150**



2026 Extra Features					
Description	**Value/Unit**	**Units**	**Total Value as New**	**Depreciated Value**	**Year**
DOCK	$51.00	276.0	$14,076	$6,475	1956
POOL	$42,000.00	1	$42,000	$16,800	1970

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-000467-2020	ROOF	08/03/2020	$9,525
201201629	ROOF	12/26/2012	$2,180
200600416	DOCK	04/17/2006	$10,825
P3701306	DOCK	03/14/2006	$0
200500766	MISCELLANEOUS	05/16/2005	$5,900

Adam Ross
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

161705.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R252168		TI

THIS BILL IS FULLY PAID

Ex:WIDOW

455 115TH AVE TREASURE ISLAND 33706
ISLE OF PALMS 1ST ADD BLK 3, LOT 3

PRO DEVELOPMENT USA LLC
8400 NW 36TH ST STE 450
DORAL FL 33166-6606

29399 U.S. Highway 19 N, #200,Clearwater, FL 33761
(727)464-7777

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
GENERAL FUND	588,711	4.5423	5,000	583,711	2,651.39
HEALTH DEPARTMENT	588,711	0.0713	5,000	583,711	41.62
EMS	588,711	0.8050	5,000	583,711	469.89
SCHOOL-STATE LAW	588,711	3.0450	5,000	583,711	1,777.40
SCHOOL-LOCAL BD.	588,711	3.2480	5,000	583,711	1,895.89
SW FLA WTR MGMT.	588,711	0.1831	5,000	583,711	106.88
PINELLAS COUNTY PLN.CNCL.	588,711	0.0175	5,000	583,711	10.21
JUVENILE WELFARE BOARD	588,711	0.8250	5,000	583,711	481.56
TREASURE ISLAND	588,711	3.8129	5,000	583,711	2,225.63

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Pinellas County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	16.5501	AD VALOREM TAXES	9,660.47

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

NON AD VALOREM ASSESSMENTS	0.00
COMBINED TAXES AND ASSESSMENTS	9,660.47

See reverse side for important information

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	9,660.47	524.24	830.57	11,015.28	0.00

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Adam Ross
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

161705.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R252168		TI

THIS BILL IS FULLY PAID

Ex:WIDOW

455 115TH AVE TREASURE ISLAND 33706
ISLE OF PALMS 1ST ADD BLK 3, LOT 3

PRO DEVELOPMENT USA LLC
8400 NW 36TH ST STE 450
DORAL FL 33166-6606

DO NOT WRITE BELOW THIS PORTION

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	9,660.47	524.24	830.57	11,015.28	0.00

Receipt(s) 2026-952020060 on 09/09/26 for $11,015.28 by alfonso d farfan

AGENDA ITEM NO. VII.8

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: October 21, 2026

SUBMITTED BY: Anna Bartenstein, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: OTHER OLD BUSINESS

SUBJECT: PROPMAINT-006928-2026
11100 1st St E, Treasure Island, FL 33706
Nicole Ingalls

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
1. Signed Orders.pdf
2. Sec. 69-71.pdf
3. Sec 68-495.pdf
4. Affidavit of Compliance.pdf
5. Email correspondence.pdf
6. Notice of Hearing status PROPMAINT-006928-2026 (11100 1ST ST TREASURE ISLAND, FL 33706).pdf
7. NOH photos 10.8.26.pdf
8. Affidavit of Service Notice of Hearing status PROPMAINT-006928-2026 (11100 1ST ST TREASURE ISLAND, FL 33706).pdf
9. Proof of PO PCPAO.pdf
10. Proof of PO Tax Bill.pdf

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. PROPMAINT-006928-2026

City of Treasure Island, Florida,

Petitioner,

v.

Nicole Ingalls,

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 August 19, 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, Nicole Ingalls, is the owner of the subject property located at 11100 1st E.., Treasure Island, FL 33706, and the owner did not appear in person to the Code Enforcement Board on August 19, 2026.

2) The City of Treasure Island Code Compliance Inspector, Anna Bartenstein, 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: That the Dock is in disrepair. These violations were first observed by the City on April 16, 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 May 28, 2026. A Notice of Hearing was mailed First Class and Certified First Class and posted on the property and at City Hall on August 5, 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 Sections 68-495 and 69-71. The Respondent is found to be a first-time violator of Sections 68-495 and 69-71.

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 September 18, 2026, by completing the following on the subject property:

1. Remove or repair the dock to its original state.

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 26th day of August 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: 8/28/24

Lisa-Marie Kennedy, City Clerk

CERTIFICATE OF SERVICE

On this 31 day of August, a copy of this document was provided to Respondents and the City of Treasure Island Code Enforcement Department.

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

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

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

(a) Maximum width, length and position of docks, davits, boat lifts and tiepoles.

(1) Setbacks: All docks to be constructed on waterfront property of less than 60-foot frontage must be located so that no portion of the proposed dock is closer to either extended property line than one-third of the waterfront measurement. All docks to be constructed on waterfront property of more than 60-foot frontage must be located so that no portion of the proposed dock is less than 20 feet from either adjacent extended property line. An inside corner lot dock and a pie shaped corner lot dock may be located not closer than five feet from either adjacent extended property line. An adjacent to an inside corner lot dock is prohibited from being located on 50 percent of the lot closest to the inside corner lot, including tiepoles.

(2) Width: All docks, not to include boatlifts and davits, shall be constructed so that the width of same shall not exceed 25 percent of the width of the property involved at the waterfront. Residential docks and boat lifts shall be limited to a combined maximum width of 35 feet. If more than one multi-use private dock is allowed on a property, the docks may be combined so long as their combined width does not exceed the maximum allowable width of 25 percent of the width of the property.

(3) Length: The length of all docks shall not exceed a maximum length of 50 feet, including tiepoles. An inside corner lot dock and an adjacent to an inside corner lot dock is limited to a length of half of the waterfront width. A pie shaped corner lot dock may not encroach into the extended property lines of abutting properties or within ten-feet of the terminus of the extended property lines.

(4) Catwalks: Catwalks shall have a minimum width of 24 inches and a maximum width of 36 inches.

(5) All davits and lifts shall comply with all setback and locational requirements of docks.

(6) All tiepoles shall be located within the extension of the side property lines, project not farther above the surface of the water than is reasonably necessary for their use, and in no case higher than ten feet above mean high water. Tiepoles shall be located no more than 50 feet from the seawall.

(7) Docks shall be constructed so that no portion of the deck projects above the level of the seawall cap more than 12 inches.

(8) The location of all inside corner lot docks and adjacent to an inside corner lot docks, including the measurements, limitations and restricted area in which docks are not permitted, shall be in accordance with the requirements of Exhibit A, attached hereto and incorporated herein, which, along with its locations, measurements, limitations and restricted area is incorporated in this Code. The location of all pie shaped corner lot docks including the measurements limitations and

restricted area in which docks are not permitted, shall be in accordance with the requirements of Exhibits B1 and B2, attached hereto and incorporated herein, which, along with its locations, measurements, limitations and restricted area is incorporated in this Code.

(9) All docks, davits, lifts or tiepoles, as permitted, shall be located so as not to interfere with the riparian rights of adjacent properties.

(10) All boats and personal watercrafts moored at a private dock shall be located so as not to interfere with the riparian rights of adjacent properties.

(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.

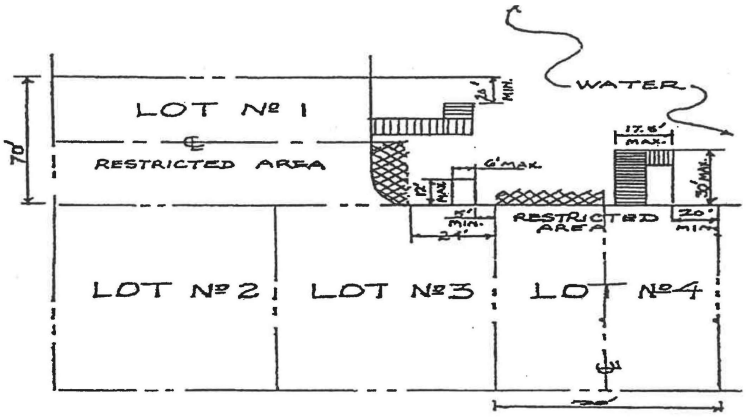
(d) *Number of docks.*

(1) *Private docks.* A private dock shall not be used to accommodate more than two boats for permanent mooring. No more than one dock structure shall be located at any dwelling, single-family, with the exception of service catwalks. Catwalks and service catwalks will be considered part of the private dock and shall be included in the width calculations for the total dock structure.

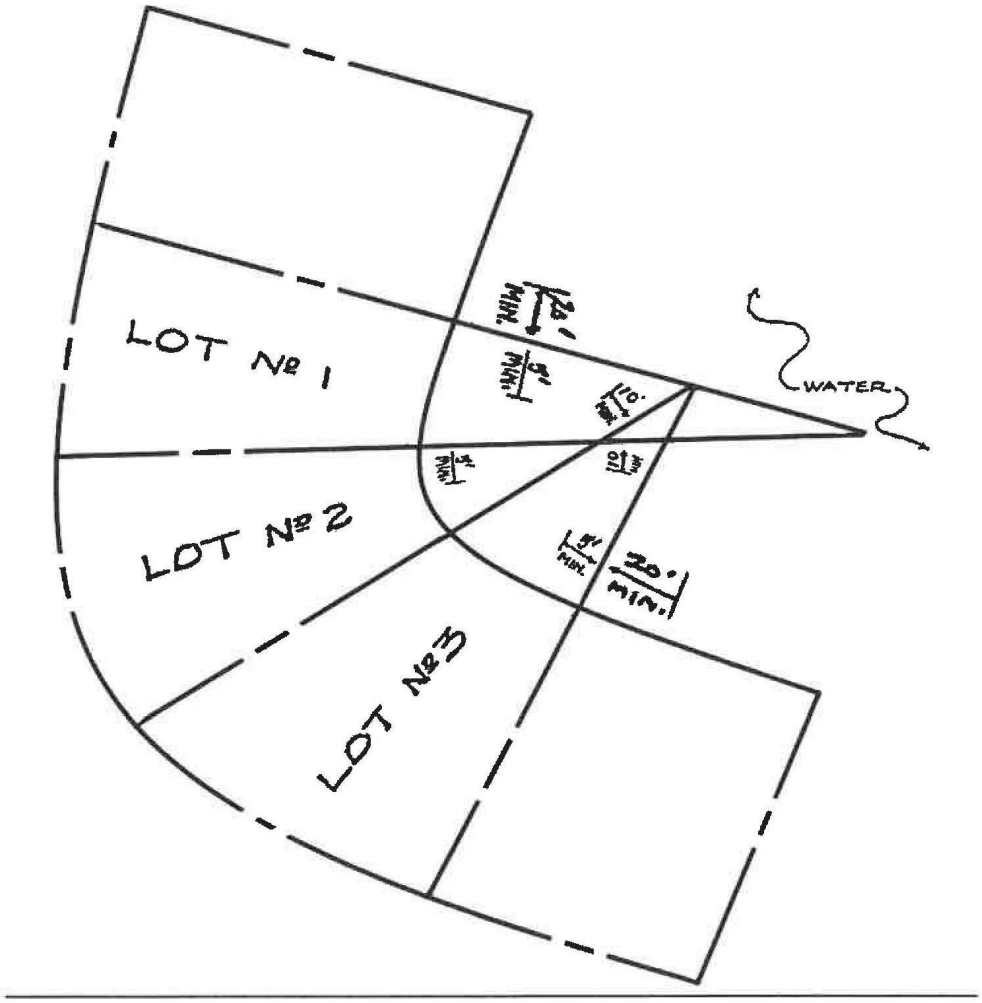
(2) *Multi-use private docks.* There shall be no more than one multi-use private dock for every two dwelling units.

(3) *Commercial docks.* The number of commercial docks shall be permitted by locational requirements.

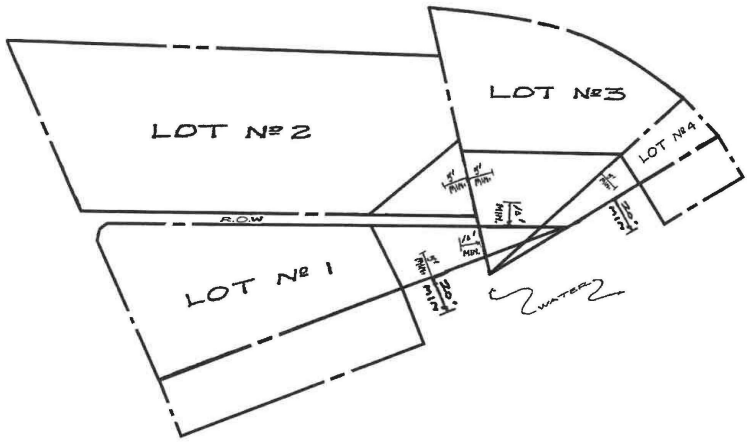
69-71. EXHIBIT A MEASUREMENT AND DOCK LOCATION REQUIREMENTS INSIDE CORNER LOT DOCKS AND ADJACENT TO AN INSIDE CORNER LOT DOCKS



69-71. EXHIBIT B1 MEASUREMENT AND DOCK LOCATION REQUIREMENTS—PIE SHAPED CORNER LOT DOCKS



69-71. EXHIBIT B2 MEASUREMENT AND DOCK LOCATION REQUIREMENTS—PIE SHAPED CORNER LOT DOCKS



(Ord. No. 95-10, § 37-46, 9-19-95; Ord. No. 96-14, § 1(37-46), 9-24-96; Ord. No. 03-02, § 1, 2-11-03; Ord. No. 23-07, § 4, 12-5-23; Ord. No. 24-20, § 5, 12-3-24)

Sec. 68-495. - Minimum property standards.

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

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

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

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

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

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

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

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

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

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

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

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

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

a.

City of Treasure Island, Florida

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

Check one: ___X___ Affidavit of Compliance

_____ Affidavit of Non-Compliance

Case #- PROPMAINT-006928-2026

Name of Respondents: Nicole Ingalls

RE: City of Treasure Island v. Nicole Ingalls

I, Anna Bartenstein, Code Compliance Inspector for the City of Treasure Island, have verified the property at 11100 1st St E, Treasure Island, FL 33706, ("Property"), in the above referenced case was inspected on 10/1/2026 and is in compliance with the Order _____ dated 10/1/2026 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 [ ] physical presence, this 1st day of October, 2026, by Anna Bartenstein, who is personally known to me or has presented _____as identification

NOTARY SEAL

Notary Public

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

Outlook

Dock @ 11100 1st St East

From George Barlow <barlowgeo@gmail.com>
Date Thu 10/1/2026 7:13 AM
To Bartenstein, Anna <abartenstein@mytreasureisland.org>

2 attachments (9 MB)
IMG_1621.jpeg; IMG_1638.jpeg;

This Message Is From an External Sender
This message came from outside your organization.
~~~WARNING~~~ Do NOT click on any link or attachment from an EXTERNAL sender unless you verify that it is safe!

Good morning Anna,

The dock repair is now complete. Please give me a call this morning to discuss our next steps.

I have attached before and after pictures for your review. I look forward to speaking with you soon.

Best regards,

George L. Barlow
760-688-6961
~~~


FARMORE



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
(Status Hearing)

October 8th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Nicole Ingalls
11100 1st Street
Treasure Island, FL 33706

Nicole Ingalls
5705 Deer Point Ct
Newaygo, MI 49337

RE: City of Treasure Island v. Nicole Ingalls

Dear Nicole Ingalls,

On August 26th, 2026, the City provided you with orders for the above referenced property. You were required to correct the violation by September 18th, 2026. Therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, October 21st, 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 was in disrepair and potentially a safety risk

Section C- Code Provisions Violated
Sec. 68-495. – Minimum property standards.

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

Section D- Corrective Action

- 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 October 11th 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 October 11, 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.

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.

Oct 8, 2026 at 4:31:35 PM
112th Avenue B
Treasure Island FL 33706
United States




Oct 8, 2026 at 4:31:42 PM
11100 First St E
Treasure Island FL 33706
United States
11100
FLORIDA
QFD8G
MARINE CORPS
12-26
U.S. MARINES
VIETNAM VETERAN

Oct 9, 2026 at 2:13:27 PM
11100 First St E
Treasure Island FL 33706
United States

Oct 9, 2026 at 2:13:36 PM
11100 First St E
Treasure Island FL 33706
United States

Oct 9, 2026 at 2:13:47 PM
11100 First 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

Affidavit of Service
Code Enforcement Case: PROPMAINT-006928-2026

I hereby certify that a copy of the Notice of Hearing was served on October 8th, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to: Nicole Ingalls, 11100 1st st e, Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1623 7854 94 & Nicole Ingalls, 5705 Deer Point Ct, Newaygo, MI 49337, 9214 8902 9562 6590 1623 7855 79 (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 8th day of October, 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

Oct 8, 2026 at 4:31:35 PM
112th Avenue B
Treasure Island FL 33706
United States

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

City of Treasure Island, Florida
Code Enforcement
Case No. 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 Mar 20th, [illegible] the above

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
(Status Hearing)

October 8th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Nicole Ingalls
11100 1st Street
Treasure Island, FL 33706

Nicole Ingalls
5705 Deer Point Ct
Newaygo, MI 49337

RE: City of Treasure Island v. Nicole Ingalls

Dear Nicole Ingalls,

On August 19th, 2026, the City provided you with orders for the above referenced property. You were required to correct the violation by August 26th, 2026. Therefore, **You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, October 21st, 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).

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Parcel #: 23-31-15-43470-006-0870
Legal Description: ISLE OF PALMS BLK F, LOT 87 & 38'T STRIP RESERVED & RIP RTS

Section B-Description of Violations

- Dock was in disrepair and potentially a safety risk

Section C- Code Provisions Violated
Sec. 68-495. - Minimum property standards.

Page 1 of 3 City of Treasure Island

Section B-Description of Violations

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

Page 1 of 3 City of Treasure Island

Oct 8, 2026 at 4:20:37 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

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. PROPM[redacted]8-2026

Notice O[redacted]
(Status H[redacted]

October 8th, 2026

VIA First Class Mail and Certified Mail Return R[redacted]ted

Nicole Ingalls
11100 1st Street
Treasure Island, FL 33706

Nicol[redacted]
57[redacted] Ct
Newaygo, MI 49337

RE: City of Treasure Island v. Nicole Ingalls

Dear Nicole Ingalls,

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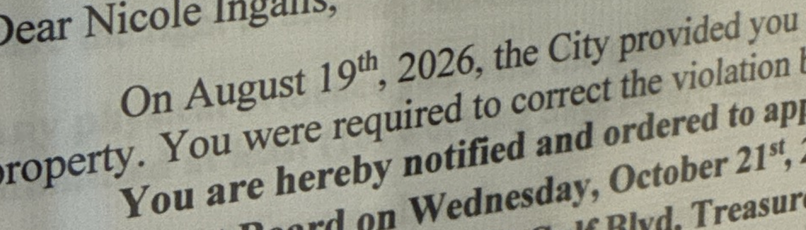
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Parcel #: 23-31-15-43470-006-0870
Legal Description: ISLE OF PALMS BLK F, LOT 87 & 3FT STRIP RESERVED & RIP RTS

Section B-Description of Violations

- Dock was in [redacted] ety risk

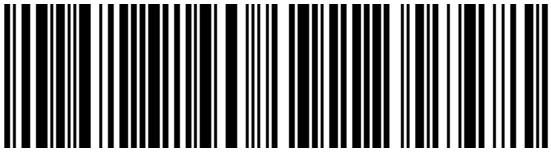


Section C- Code Provisions V[redacted]
Sec. 68-495. – Minimum [redacted]

City of Treasure Island

City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706 Phone (727) 547-4575 Fax (727) 547-4593
www.mytreasureisland.org

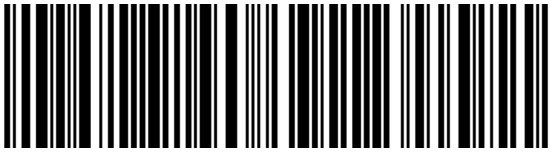
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 7854 94

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

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 7855 79

Nicole Ingalls
5705 Deer Point Ct
Newaygo MI 49337

Parcel Summary (as of 13-Oct-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
2028	No	0%	
2027	No	0%	
2026	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 Final 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	16.4574	(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

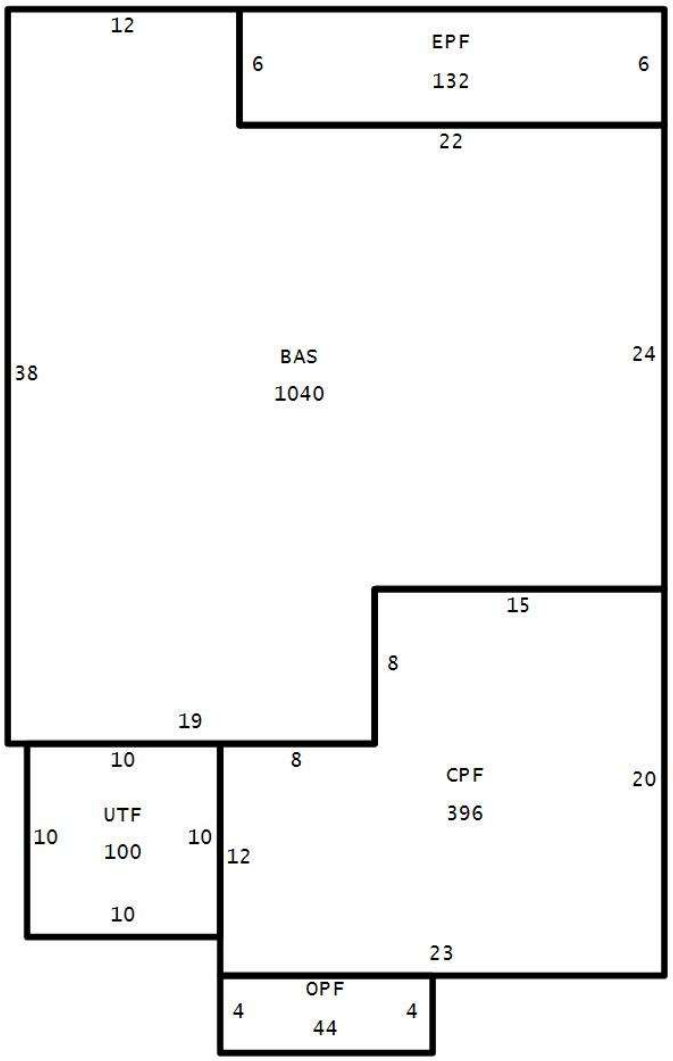
Land Area: ≅ 4,853 sf | ≅ 0.11 acres	Frontage and/or View: Canal/River	Seawall: Yes

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	44

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	$2,100.00	1	$2,100	$840	1999
STM/SEC SH	$2,100.00	2	$4,200	$1,680	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

Adam Ross
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

161628.0000

DELINQUENTS

PARCEL NUMBER	ESCROW CD	Millage Code
R252098		TI

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

11100 1ST ST E TREASURE ISLAND 33706
ISLE OF PALMS BLK F, LOT 87 & 3FT STRIP RESERVED
& RIP RTS

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

29399 U.S. Highway 19 N, #200,Clearwater, FL 33761
(727)464-7777

AD VALOREM TAXES

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

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Pinellas County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	16.5501	AD VALOREM TAXES	9,057.35

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

CERTIFIED FUNDS OR CASH ARE REQUIRED TO PAY DELINQUENT TAXES

NON AD VALOREM ASSESSMENTS	0.00
COMBINED TAXES AND ASSESSMENTS	9,057.35

See reverse side for important information

			If Paid By	10/31/2026	11/30/2026
			Please Pay	10,330.40	10,330.40

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Adam Ross
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

161628.0000

DELINQUENTS

PARCEL NUMBER	ESCROW CD	Millage Code
R252098		TI

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

11100 1ST ST E TREASURE ISLAND 33706
ISLE OF PALMS BLK F, LOT 87 & 3FT STRIP RESERVED
& RIP RTS

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

DO NOT WRITE BELOW THIS PORTION

CERTIFIED FUNDS OR CASH ARE REQUIRED TO PAY DELINQUENT TAXES

			If Paid By	10/31/2026	11/30/2026
			Please Pay	10,330.40	10,330.40

1 0R252098 2025 3

AGENDA ITEM NO. VII.9

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: October 21, 2026

SUBMITTED BY: Anna Bartenstein, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: OTHER OLD BUSINESS

SUBJECT: SWO-007173-2026
172 107th Ave, Treasure Island, FL 33706
Jon M Rowland Tre & Rowland Family Rev Trust

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
1. Signed Orders.pdf
2. Sec 66-104.1-104.3.pdf
3. Affidavit of Non Compliance.pdf
4. Permit Search.pdf
5. Notice of Hearing SWO-0071773-2026 (172 107TH AVE TREASURE ISLAND, FL 33706).pdf
6. NOH photos 10.8.26.pdf
7. Affidavit of Service Notice of Hearing SWO-0071773-2026 (172 107TH AVE TREASURE ISLAND, FL 33706).pdf
8. Proof of PO PCPAO.pdf
9._Proof_of_PO_Tax_Collector.pdf

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. SWO-007173-2026

City of Treasure Island, Florida,

Petitioner,

v.

Jon M Rowland Tre & Rowland Family Rev 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 August 19, 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, Jon M Rowland Tre & Rowland Family Rev Trust, is the owner of the subject property located at 172 107th Ave.., Treasure Island, FL 33706, and the owners representative did appear in person to the Code Enforcement Board on August 19, 2026.

2) The City of Treasure Island Code Compliance Inspector, Anna Bartenstein, 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: Interior renovation without a permit to include, plumbing, electrical, and mechanical work. These violations were first observed by the City on July 16, 2026.

3) A Notice of Violation/Notice of Hearing was mailed first class and Certified First Class, posted on the front door of the residence and posted at City Hall on July 24, 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 Sections Section 66-104.1 and Section 66 104.3. The Respondent is found to be a first-time violator of Sections 66-104.1 and Section 66 104.3.

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 September 12, 2026, by completing the following on the subject property:

1. Respondent is ordered to comply with all code provisions relating to electrical, mechanical, plumbing, and carpentry work.
2. Cease any unpermitted work
3. Apply for an obtain necessary permits for previous work.

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 26th day of August 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: 8/28/26

Lisa-Marie Kennedy, City Clerk

CERTIFICATE OF SERVICE

On this 31 day of August, a copy of this document was provided to Respondents and the City of Treasure Island Code Enforcement Department.

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

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, unless otherwise expressly exempted, and all other applicable codes and regulations have been satisfied.

(Ord. No. 13-10, § 3, 12-3-13; Ord. No. 24-14, § 3, 4-1-25; Ord. No. 2025-39, § 2, 2-17-26)

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) Provide documentation to support substantial damage and substantial improvement determinations. When providing this documentation, applicants should review FEMA guidance publications on substantial improvement and substantial damage determinations.

(7) Be signed by the applicant or the applicant's authorized agent.

(8) Give such other data and information as required by the floodplain administrator.

(9) FEMA elevation certificate and FEMA dry floodproofing certificate as required.

(Ord. No. 13-10, § 3, 12-3-13; Ord. No. 21-08, § 10, 5-18-21; Ord. No. 24-14, § 4, 4-1-25)

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 #- SWO-007173-2026

Name of Respondents:

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

RE: City of Treasure Island v. ROWLAND, JON M TRE & ROWLAND FAMILY REV TRUST

I, Anna Bartenstein, Code Compliance Inspector for the City of Treasure Island, have verified that the property at 172 107th Avenue, Treasure Island, FL 33706, ("Property"), in the above referenced case, had been searched through our permitting system on the date September 14th, 2026, and is not in compliance with the compliance date set in the orders.

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 14th day of September 2026, by Anna Bartenstein who is personally known to me.

EMILY ELLIS
Notary Public-State of Florida
HH 649639
NOTARY SEAL Expires

_____
Notary Public

PERMIT DETAILED REPORT (BLDC-014049-2026)
FOR CITY OF TREASURE ISLAND, FL

Permit Type	Building (Non-Residential)	**Project:**		**App Date:**	09/23/2026
Work Class:	Repair / Replace	**District:**	408	**Issue Date:**	NOT ISSUED
Status:	Incomplete Application	**Square Feet:**	0.00	**Exp Date:**	NOT AVAILABLE
Description:	REPAIR STORM DAMAGE INTERIOR ONLY ELECTRICAL , DRYWALL AND ALL DUCT WORK. All work & material per currently adopted state & local codes. Online permit	**Valuation:**	$55,900.00	**Final Date:**	NOT FINALED

Parcel: 153123918180130230 Main	**Address:** 172 107Th Ave Treasure Island, FL 33706 Main	

Applicant
Donna L Lotz
12121 Little Rd
Hudson, FL 34667
Home:
Business:
Mobile: (727) 919-7294

Contractor
Aj Contracting Services, Inc.
Home:
Business:
Mobile: (727) 423-2944

Electrical Sub-Contractor
Russo'S Electrical Services Inc
1620 N Hercules Ave , B
Clearwater, FL 33765
Home:
Business:
Mobile: 7274098530

Mechanical Sub-Contractor
Gregg Bowman
7272863170 2070 Calumet St
Clearwater, FL 33765
Home:
Business: (727) 286-3170
Mobile:

Owner
Jon Rowland
172 107Th Ave
Treasure Island, FL 33706
Home:
Business:
Mobile: (813) 777-4983

Note

1. We are in receipt of your partial submittal for a storm repair permit at 172 107th Ave. At this time, your application is incomplete and cannot be accepted. Please see below for missing items. Once we receive these items and your submittal is complete your permit will then be accepted and sent for review.
   • Your revisions to correct the permit application need to be received within 30 business days after this notice; failure to provide all checklist items to complete your permit application within thirty business days will result in a denial of the permit application.
   • Please only respond when ALL of the missing items are ready for resubmittal.
   Resubmittals are to be uploaded to the online permit system – OPPS-TI.org. Please notify us when new documents are loaded / resubmitted (our system does NOT always notify us).

   Missing items:
   - SISD packet (attached)
   - Certificates of insurance for AJ Contracting
   - Certificates of insurance for Russo's Electrical Services
   - Certificates of insurance for The A/C Guy of Tampa Bay

   COI (GL + WC). Please ensure the certificate holder is listed as The City of Treasure Island, 10451 Gulf Blvd, Treasure Island, FL 33706. If your WC provider is outside of the state of Florida, please have them note that the WC policy id valid in the state of Florida on the COI.

Created By
Stephanie Conatser

Date and Time Created
September 24, 2026 2:16 pm

Type of Hold	Created By	Date Created	Comments	Active
Additional information needed	Stephanie Conatser	9/24/2026 2:08:20PM	Need COI's for AJ Contracting	Yes

PERMIT DETAILED REPORT (BLDC-014049-2026)

Invoice No.	Fee		Fee Amount	Amount Paid
NOT INVOICED	Bldg4-Permit Base Fee		$53.00	$0.00
	Bldg5-Permit Thousand Dollars Valuation		$616.00	$0.00
	Bldg7-State Surcharge 553.721 (1%)		$6.69	$0.00
	Bldg6-State Surcharge 468.631 (1.5%)		$10.04	$0.00
		Total for Invoice NOT INVOICED	$685.73	$0.00
		Grand Total for Permit	**$685.73**	**$0.00**

City of Treasure Island, Florida

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

City of Treasure Island, Florida
Code Enforcement
Case No. SWO-007173-2026

Notice Of Hearing
(Status Hearing)

October 8, 2026

VIA First Class Mail and Certified Return Receipt Requested

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

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

RE: Notice of Hearing, City of Treasure Island v. ROWLAND, JON M TRE

RE: City of Treasure Island v. ROWLAND, JON M TRE

Dear ROWLAND, JON M TRE,

On August 26th, 2026, the City provided you with orders for the above referenced property. You were required to correct the violation by September 12th, 2026. It is alleged that you have failed to correct the violation set forth and specified in the orders and therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, October 21st, 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: 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

Section B-Description of Violations

- Work has been completed on the property without the necessary permit(s).

Section C- Code Provisions Violated

Sec. 66-104.1 Permits required.

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

Section D- Corrective Action

- Apply for and obtain all permits for all work completed

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 October 11th, 2026 to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # FLOOD-005734-2025"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than October 11th, 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.

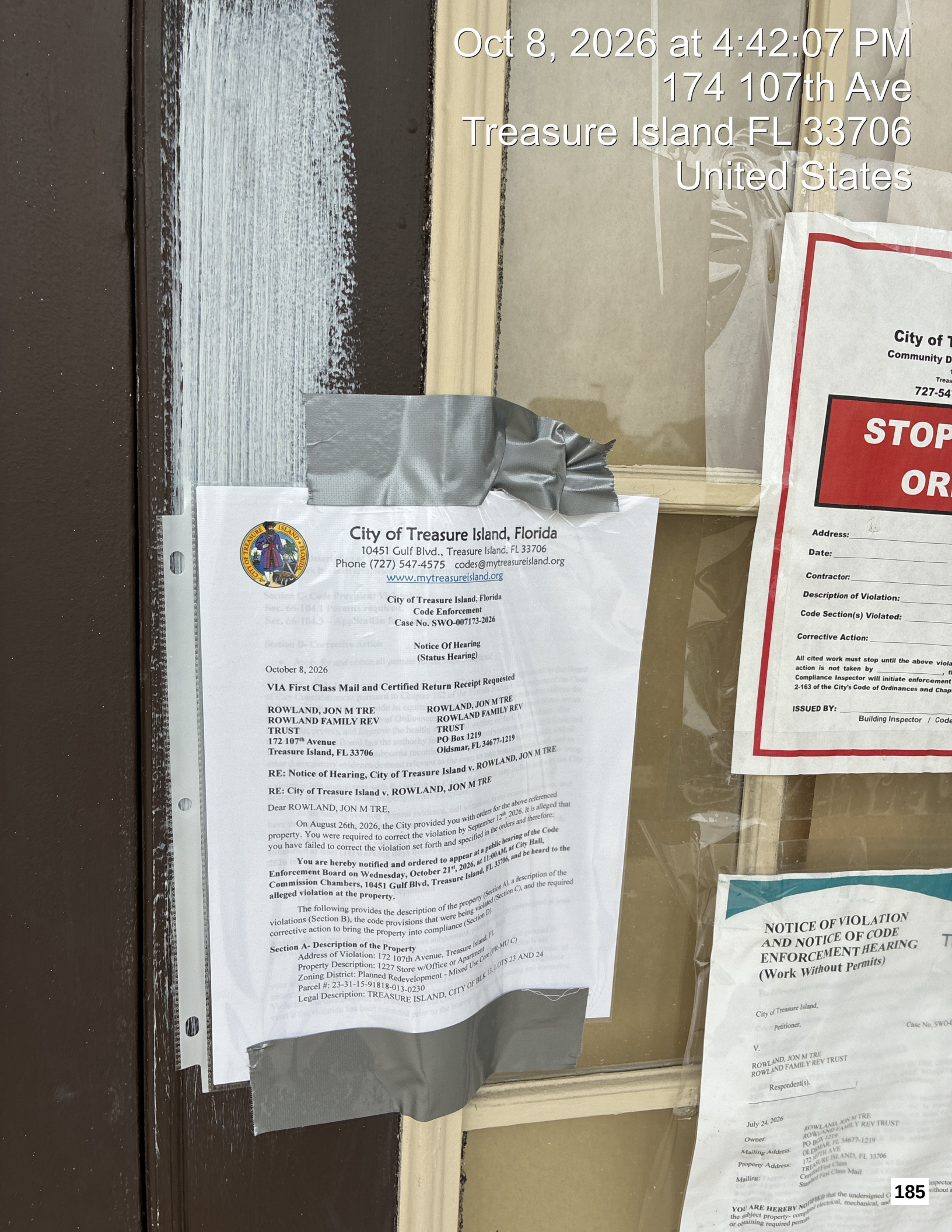
An aggrieved party may appeal a final administrative order of the Code Enforcement Board or Special Magistrate to the Circuit Court. Any appeal must be filed within 30 days of the execution of the Board or Special Magistrate's order. Any person desiring to file an appeal to any action taken by the Code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


Oct 8, 2026 at 4:42:07 PM
174 107th Ave
Treasure Island FL 33706
United States
City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
www.mytreasureisland.org
City of Treasure Island, Florida
Code Enforcement
Case No. SWO-007173-2026
Notice Of Hearing
(Status Hearing)
October 8, 2026
VIA First Class Mail and Certified Return Receipt Requested
ROWLAND, JON M TRE
ROWLAND FAMILY REV
TRUST
172 107th Avenue
Treasure Island, FL 33706
ROWLAND, JON M TRE
ROWLAND FAMILY REV
TRUST
PO Box 1219
Oldsmar, FL 34677-1219
RE: Notice of Hearing, City of Treasure Island v. ROWLAND, JON M TRE
RE: City of Treasure Island v. ROWLAND, JON M TRE
Dear ROWLAND, JON M TRE,
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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).
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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
City of T
Community D
727-54
STOP
OR
Address:
Date:
Contractor:
Description of Violation:
Code Section(s) Violated:
Corrective Action:
All cited work must stop until the above viola
action is not taken by
Compliance Inspector will initiate enforcement
2-163 of the City's Code of Ordinances and Chap
ISSUED BY:
Building Inspector / Code
NOTICE OF VIOLATION
AND NOTICE OF CODE
ENFORCEMENT HEARING
(Work Without Permits)
City of Treasure Island,
Petitioner,
V.
ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST
Respondent(s),
July 24, 2026
Owner:
Mailing Address:
Property Address:
Mailing:
ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST
PO BOX 1219
OLDSMAR, FL 34677-1219
172 107TH AVE
TREASURE ISLAND, FL 33706
Certified First Class
Stamped First Class Mail
YOU ARE HEREBY NOTIFIED that the undersigned C
the subject property- complied electrical, mechanical, and
or obtaining required permits
185

Oct 8, 2026 at 4:19:20 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

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. SWC-071773-2026

Notice Of Hearing
(Statutory Hearing)

October 8, 2026

VIA First Class Mail and Certified Return Receipt Requested

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

RE: Notice of Hearing, City of Treasure Island v. ROWLAND, JON M TRE

RE: City of Treasure Island v. ROWLAND, JON M TRE

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Zoning District: Planned Redevelop
Parcel #: 23-31-15-91818-013-0230
Legal Description: TREASURE ISLAND CITY OF BLK 13, LOTS 23 AND 24

City of Treasure Island

City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Codes@MyTerasuerIsland.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 Hearing was served on October 8th, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to: ROWLAND, JON M TRE, 172 107TH Ave, Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1623 7874 43 & ROWLAND, JON M TRE, PO Box 1219, Oldsmar, FL 34677, 9214 8902 9562 6590 1623 7874 74 (Receipt Attached)

x Posting on the property at: 172 107th Ave, 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 8th day of October, 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

Oct 8, 2026 at 4:19:20 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

City of Treasure Island

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 337[illegible]
Phone (727) 547-4575 cod s@mytreasureisl nd.org
ww.mytreasurei and.org

City of Treasure Islan l, Florida
Code Enforcem ent
Cas No. SWC- 071 73-2026

Noti Of H aring
(Stat Ve)

October 8, 2026

VIA First Class Mail and Certified Retur **quested**

ROWLAND, JON M TRE RO **N M TRE**
ROWLAND FAMILY REV **MILY REV**
TRUST
172 107th Avenue O 3467 -1219
Treasure Island, FL 33706

RE: Notice of Hearing, City of Treasure Island v. ROWLAND, JON M TRE

RE: City of Treasure Island v. ROWLAND, JON M TRE

Dear ROWLAND, JON M TRE,

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Property Description: 1227 Store
Zoning District: Planned Redevelop R-MU C)
Parcel #: 23-31-15-91818-013-0230
Legal Description: TREASURE ISLAND CITY OF BLK 13, LOTS 23 AND 24

city of treasure island

City of Treasure Island, Florid
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Codes@MyTerasuerIsland.

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Section B-Des
Section C- Cod
Sec. 8-1. - Buildi
Florida Statute §
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(b) The barrier
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barrier.
Page 1 of 3

Oct 8, 2026 at 4:42:07 PM
174 107th Ave
Treasure Island FL 33706
United States

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

City of Treasure Island, Florida
Code Enforcement
Case No. SWO-007173-2026

Notice Of Hearing
(Status Hearing)

October 8, 2026

VIA First Class Mail and Certified Return Receipt Requested

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

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

RE: Notice of Hearing, City of Treasure Island v. ROWLAND, JON M TRE

RE: City of Treasure Island v. ROWLAND, JON M TRE

Dear ROWLAND, JON M TRE,

On August 26th, 2026, the City provided you with orders for the above referenced property. You were required to correct the violation by September 12th, 2026. It is alleged that you have failed to correct the violation set forth and specified in the orders and therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, October 21st, 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: 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

City of T
Community D
Treas
727-54

STOP
OR

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

All cited work must stop until the above viola
action is not taken by _____, t
Compliance Inspector will initiate enforcement
2-163 of the City's Code of Ordinances and Chap

ISSUED BY: _____
Building Inspector / Code

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

City of Treasure Island,

Petitioner,

Case No. SWO-0

V.

ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST

Respondent(s).

July 24, 2026

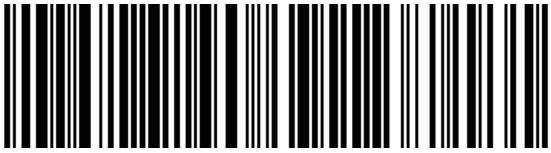
Owner: ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST
Mailing Address: PO BOX 1219
OLDSMAR, FL 34677-1219
Property Address: 172 107TH AVE
TREASURE ISLAND, FL 33706
Mailing: Certified First Class
Standard First Class Mail

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

Code Violation:

189

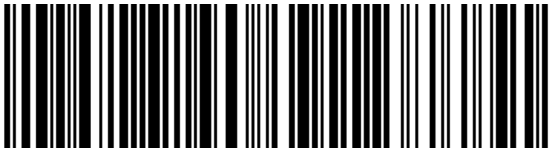
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 7874 43

ROWLAND, JON M TRE ROWLAND FAMILY REV TRUST
172 107th Avenue
Treasure Island FL 34677-1219

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 7874 74

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

Parcel Summary (as of 12-Oct-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

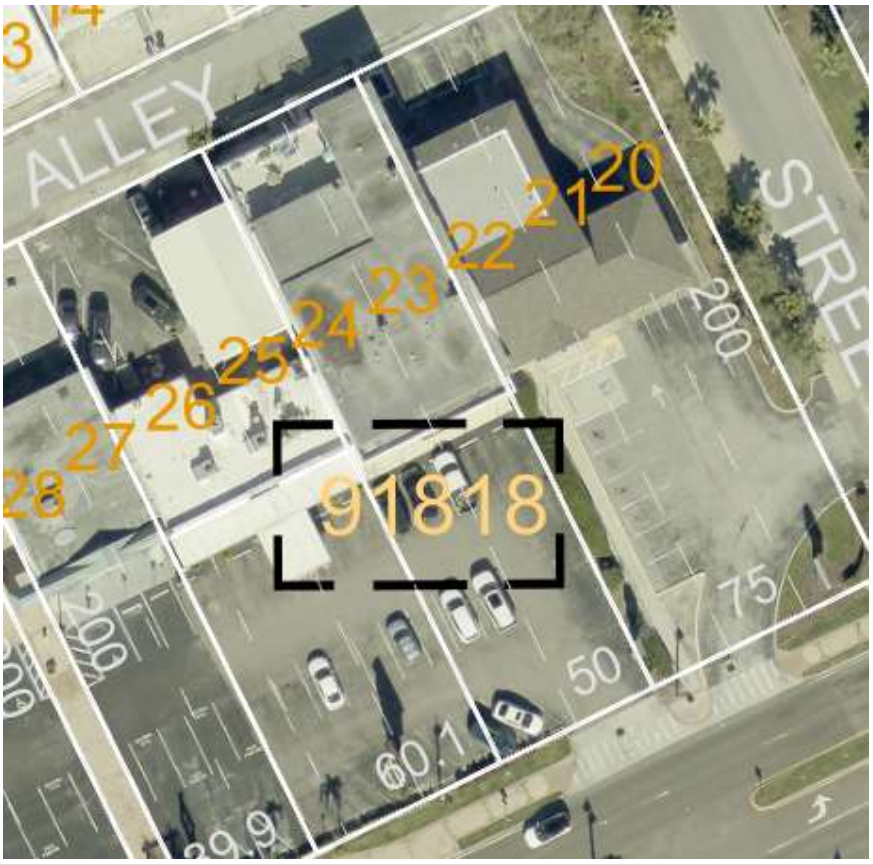
Legal Description
TREASURE ISLAND, CITY OF BLK 13, LOTS 23 AND 24

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
2028	No	0%	
2027	No	0%	
2026	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 Final 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	16.4574	(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

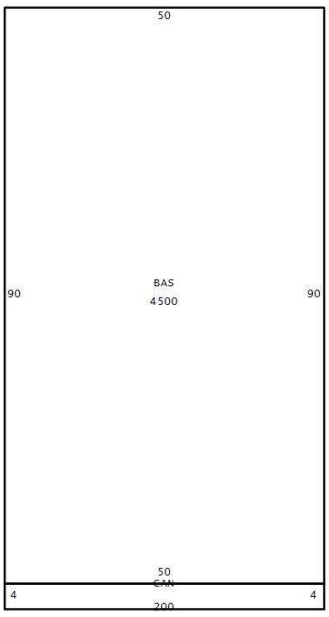
Land Area: ≅ 10,001 sf | ≅ 0.22 acres	Frontage and/or View: None	Seawall: No

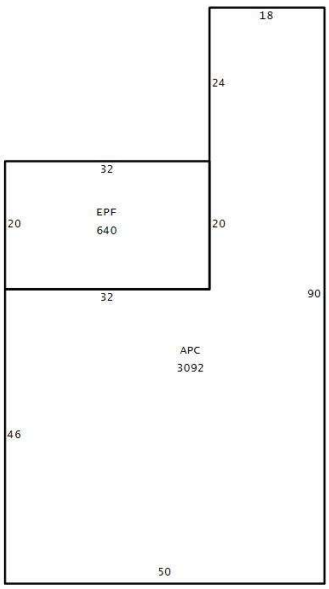
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Mixed Use	50x200	$80	10,000	SF	1.0000	$800,000

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	39

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

Adam Ross, CFC
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

162378.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R252828		TI

THIS BILL IS FULLY PAID

172 107TH AVE TREASURE ISLAND 33706
TREASURE ISLAND, CITY OF BLK 13, LOTS 23 AND 24

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

29399 U.S. Highway 19 N, #200,Clearwater, FL 33761
(727)464-7777

AD VALOREM TAXES

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

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Pinellas County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	16.5501	AD VALOREM TAXES	17,625.87

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

NON AD VALOREM ASSESSMENTS	0.00

COMBINED TAXES AND ASSESSMENTS	17,625.87	See reverse side for important information

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	17,625.87	-705.03	0.00	16,920.84	0.00

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Adam Ross, CFC
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

162378.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R252828		TI

THIS BILL IS FULLY PAID

172 107TH AVE TREASURE ISLAND 33706
TREASURE ISLAND, CITY OF BLK 13, LOTS 23 AND 24

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

DO NOT WRITE BELOW THIS PORTION

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	17,625.87	-705.03	0.00	16,920.84	0.00

Receipt(s) 2025-1665019424 on 11/10/25 for $16,920.84 by On File

AGENDA ITEM NO.
VIII.1

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: October 21, 2026

SUBMITTED BY: Anna Bartenstein, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: OTHER NEW BUSINESS

SUBJECT: POOLMAINT-006456-2025
245 110th Avenue, Treasure Island, FL 33706
Respondent

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
245 110th Ave CEB Presentation.pptx
1. Evidentiary Fact Sheet.pdf
2. Sec. 8-1.pdf
3. Sec. 68-462.pdf
4. Florida Statute 515.29.pdf
5. Unknown Status Letter 245 110TH AVE TREASURE ISLAND, FL 33706).pdf
6. Courtesy Notices 245 110th ave 255 115th ave.PDF
7. Courtesy Notice photos.PDF
8. Complaint 3.19.26.pdf
9. Notice of Violation POOLMAINT-006456-2025 4.22.2026.pdf
10. Affidavit of Service Notice of Violation 4.22.26.pdf

11. Notice of Violation photos 4.22.26.pdf
12. Notice of Violation POOLMAINT-006456-2025 8.3.2026.pdf
13. Affidavit of Service Notice of Violation 8.3.2026.pdf
14. Notice of Violation photos 8.3.26.pdf
15. Notice of Hearing POOLMAINT-006456-2025.pdf
16. Affidavit of Service Notice of Hearing POOLMAINT-006456-2025.pdf
17. Notice of Hearing photos 10.9.26.pdf
18. Permit Search.pdf
19. Permission to enter.pdf
20. Condo Assoc PCPAO.pdf
21. Condo Assoc Tax Collector.pdf
22. Rondevous Rentals PCPAO.pdf
23.Rondevous Rental Tax Collector.pdf

CODE BOARD MEETING

CITY OF TREASURE ISLAND

COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: **CEB #: POOLMAINT-006456-2025**

City of Treasure Island v. 110th Treasure Island Condo Assn Inc & Rondezvouswestrentals LLC

Address: 245 110th Avenue, Treasure Island, FL 33706

Action Request: **N/A**

Strategic Objective: **N/A**

Date: **October 21st, 2026**

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

Through: James Dixon, Code Enforcement Supervisor

Sergio Purrinos, Community Development Director

Summary of Issue: First Hearing of Code Case

Attachments:

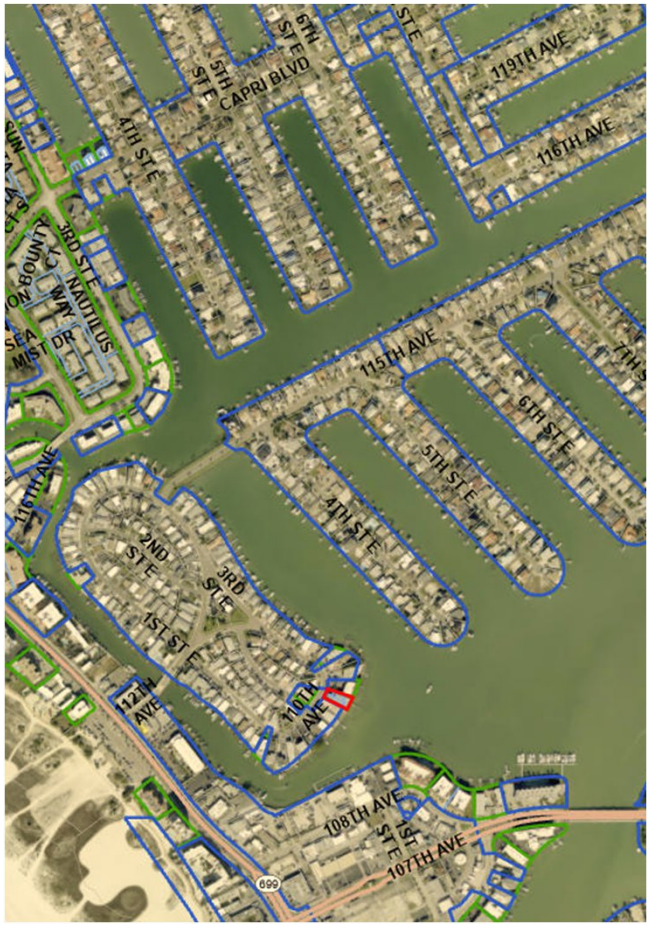
1. Courtesy Notices

2. Notice of Violations/Affidavits/Photos

3. Notice of Hearing/Affidavits/Photos

4. Property Appraiser

Zoning Map


6TH ST E
5TH ST E
CAPRI BLVD
119TH AVE
4TH ST E
116TH AVE
3RD ST E
NAUTILUS WAY
SEA MIST DR
115TH AVE
7TH S
6TH ST E
5TH ST E
4TH ST E
116TH AVE
2ND ST E
3RD ST E
1ST ST
112TH AVE
110TH AVE
108TH AVE
107TH AVE
699


182
50
15
50
155
122
73
74
126

Code Sections

- Sec. 8-1. - Building codes—Adopted
- Florida Statute § 515.29 – Residential swimming pool barrier requirement
- Sec. 68-462. - Screening regulations

Permit Search 10/14/2026

Showing 1 - 19 of 19 Records

Permit Number	Address	Permit Type	Permit Status	Permit Issue Date	Permit Square Feet	Permit Description	Permit Work Class	Permit Applicati
BLDC-012240-2025	245 & 255 110TH AVE TREASURE ISLAND, FL 33706	Building (Non-Residential)	Complete	10/01/2025	0.00	Private Provider Inspection.Entire Building; Replace same size Impact 68 Windows, 10 SGDs and 1 Door. Private Provider Inspection. AN IN PROGRESS INSPECTION IS REQUIRED. ALL WORK & MATERIAL PER CURRENTLY ADOPTED STATE & LOCAL CODES. ONLINE PERMIT	Windows / Doors	09/28/2025
202000363	255 110TH AVE Treasure Island, FL 33706	Legacy	Complete	03/06/2020	0.00	IRRIGATION SYSTEM FOR 245 & 255	Permit	02/25/2020
202000227	255 110TH AVE Treasure Island, FL 33706	Legacy	Complete	02/06/2020	0.00	INSTALL A WHITE 6' TALL PVC FENCE ALONG SIDE OF PROPERTY LINE UP TP THE REAR CORNER OF HOUSE. (1) GATE. INSTALL 9' TALL BLACK CHAIN LINK FENCE FROM BACK CORNER OF HOUSE ALONG PROPERTY LINE TO SEAWALL. WORK AND MATERIALS PER FBC2017	Permit	02/04/2020
202000226	255 110TH AVE Treasure Island, FL 33706	Legacy	Complete	02/06/2020	0.00	INSTALL A CONCRETE PAVER DRIVEWAY AND WALK TO FRONT ENTRY DOOR. WORK AND MATERIALS PER FBC2017	Permit	02/04/2020
201901704	255 110TH AVE Treasure Island, FL 33706	Legacy	Complete	10/14/2019	0.00	ELECTRICAL FOR NEW POOL. WORK AND MATERIALS PER NEC2014.	Permit	08/30/2019
201901703	255 110TH AVE Treasure Island, FL 33706	Legacy	Complete	10/14/2019	0.00	NEW POOL AND PAVER DECK. WORK AND MATERIALS PER FBC2017	Permit	08/30/2019
201801690	255 110TH AVE Treasure Island, FL 33706	Legacy	Complete	10/08/2018	0.00	Remove existing remaining piling Set piling and construct a new 50' dock as follows: a 4'x50' dock with two (2) 4'x7' walkouts on each side..work and materials per FBC 2017 and Pinellas County Marine Code, Section 166.	Permit	08/30/2018

Courtesy Notice

- Unknown Status Letter sent 8/13/2025
- Courtesy Notices sent on 8/19/2025 – 8/26/2025
  - Sent to both 245 110th Ave & 255 110th Ave
  - Photos

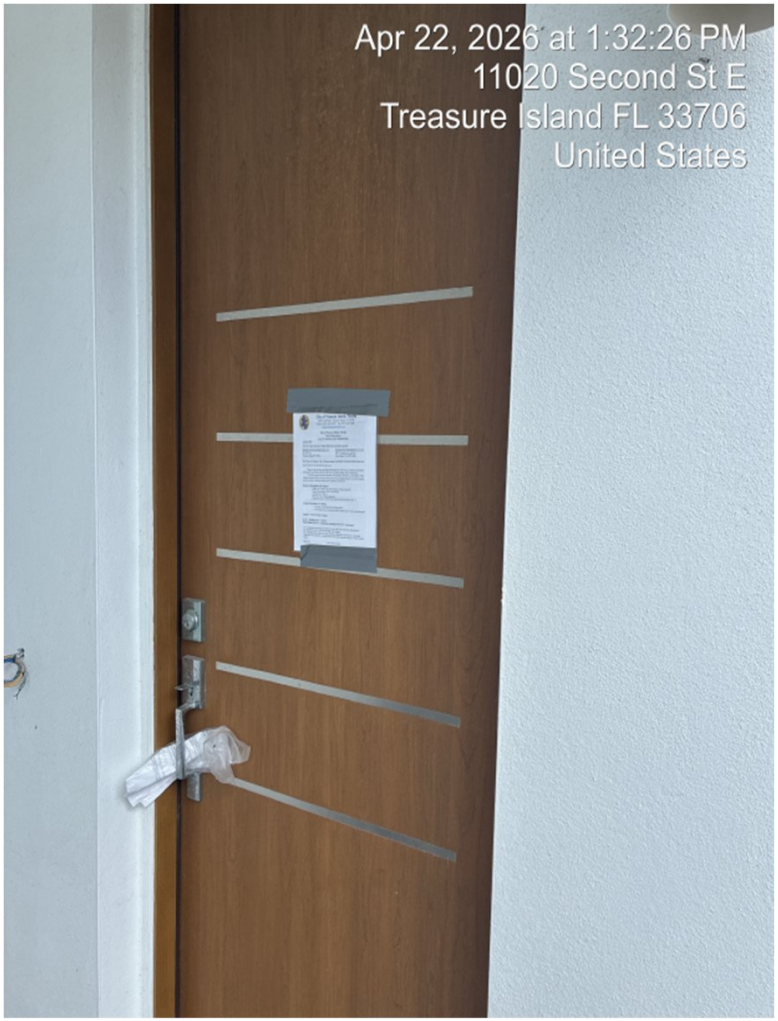

255
Aug 13, 2025 at 10:26:58 AM
255 110th Ave
Treasure Island FL 33706
United States


245
Aug 13, 2025 at 10:27:49 AM
255 110th Ave
Treasure Island FL 33706
United States


Aug 14, 2025 at 10:40:54 AM
255 110th Ave
Treasure Island FL 33706
United States

Notice of Violation

- Complaint received 3/19/2026 from police
- NOV for POOLMAINT-006456-2025 posted and mailed to RONDEZVOUSWESTRENTALS LLC on 4/22/2026
- NOV for POOLMAINT-006456-2025 posted and mailed to 110th TREASURE ISLAND CONDO ASSN INC on 8/3/2026
- Affidavit of Service
- Pictures


Apr 22, 2026 at 1:32:26 PM
11020 Second St E
Treasure Island FL 33706
United States


Apr 22, 2026 at 1:33:12 PM
225 110th Ave
Treasure Island FL 33706
United States

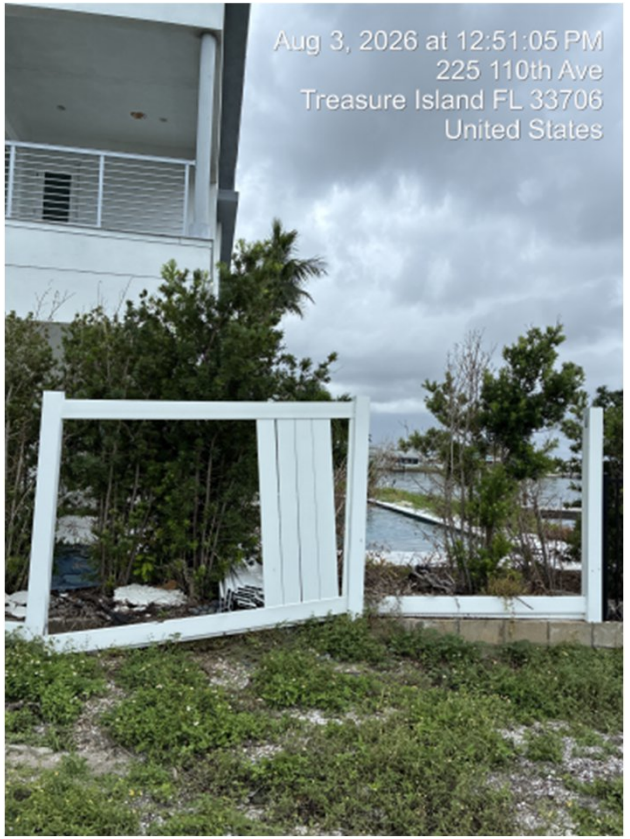

Apr 22, 2026 at 1:33:20 PM
225 110th Ave
Treasure Island FL 33706
United States


Apr 22, 2026 at 1:33:32 PM
255 110th Ave
Treasure Island FL 33706
United States


Aug 3, 2026 at 12:50:22 PM
11025 Second St E
Treasure Island FL 33706
United States
245


Aug 3, 2026 at 12:50:56 PM
255 110th Ave
Treasure Island FL 33706
United States


Aug 3, 2026 at 12:51:11 PM
225 110th Ave
Treasure Island FL 33706
United States


Aug 3, 2026 at 12:51:05 PM
225 110th Ave
Treasure Island FL 33706
United States

Notice of Hearing

- NOH for POOLMAINT-006456-2025 posted and mailed to addresses on 10/9/2026
- Proof of Property Ownership
  - PCPAO
  - Tax Collector
- Affidavit of Service
- Sec. 8-1. - Building codes—Adopted
- Florida Statute § 515.29 — Residential swimming pool barrier requirement
- Sec. 68-462. - Screening regulations
- Pictures


Oct 9, 2026 at 2:22:00 PM
255 110th Ave
Treasure Island FL 33706
United States
245


Oct 9, 2026 at 2:23:24 PM
225 110th Ave
Treasure Island FL 33706
United States


Oct 9, 2026 at 2:23:10 PM
255 110th Ave
Treasure Island FL 33706
United States


Oct 9, 2026 at 2:22:20 PM
255 110th Ave
Treasure Island FL 33706
United States
255

Staff Recommendation

- Staff recommend the property owner be found as a first-time violator and given 10 days to correct the violation.
- The steps required to correct the violations include:
  - Obtain all required permits
  - Repair or replace fence to secure pool area

Proposed Motion

- In the case POOLMAINT-006456-2025, I move that the Code Enforcement Board find that the Respondent or representative of 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 is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 8-1, Sec. 68-462, and Florida Statute § 515.29 is ordered to obtain required permit and repair or replace broken fence and secure pool area. If the above corrective action is not accomplished by October 31, 2026, a return hearing notice will be posted and the Respondent or representative of 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.

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 # **POOLMAINT-006456-2025**

1. Address of Violation:
   245 110th Avenue, Treasure Island, FL 33706
2. Property Description:

Address of Violation: 245 110th Avenue, Treasure Island, FL
Property Description: 0974 Condo Common Area Assn Own - w/improvement
Zoning District: RM-15
Parcel #: 23-31-15-64136-000-0001
Legal Description: 110TH TREASURE ISLAND CONDO COMMON

3. Description of Violations

- The fence is in disrepair and missing panels.
- The property does not have the required safety barrier for the swimming pool.

4. Code Provisions Violated

- **Sec. 8-1. - Building codes—Adopted**
  - **Florida Statute § 515.29 — Residential swimming pool barrier requirement**
- **Sec. 68-462. - Screening regulations**

5. Staff Actions
   a. Courtesy Notice – 8.19.25 / 8.26.25
      i. Complaint 8.13.25
      ii. Mailed Unknown Status Letter 8.13.25
      iii. Pictures from 8.19.25
   b. Notice of Violation – 4.22.26
      i. Affidavit of Service
      ii. Proof of Property Ownership
         - PCPAO Printout
         - Pinellas County Tax Collector
      iii. Pictures of Posting
   c. Notice of Violation – 8.3.26
      i. Affidavit of Service
      ii. Proof of Property Ownership
         - PCPAO Printout

- Pinellas County Tax Collector

iii. Pictures of Posting

d. Notice of Hearing-10.9.26
   i. Affidavit of Service
   ii. Proof of Property Ownership
      - PCPAO Printout
      - Pinellas County Tax Collector
   iii. Pictures from posting 10.9.26

6. Staff Recommendation

Staff recommend the property owner be found as a First-Time Violator of Section 8-1 & Section 68-495 and required to complete the following steps within 30 days. The steps required to correct the violations include:

a.) Apply for and obtain all permits required to repair fence.
b.) Repair or replace fence/safety barrier around pool.

7. Proposed Motion

In the case POOLMAINT-006456-2025, I move that the Code Enforcement Board find that the Respondent was/was not present and based on the testimony and evidence received, it is evident that a violation does/does not exist and therefore, the Respondent, 110TH TREASURE ISLAND CONDO ASSN INC, is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 8-1 and Section 68-495 and is ordered to apply for and obtain all permits required to repair or demolish the property. If the above corrective action is not accomplished by 4:00pm on November 20th, 2026, a return hearing notice will be posted, and the Respondent will return to the following Code Enforcement Board hearing for further determination.

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

Sec. 8-1. Building codes—Adopted.

(a) The city hereby adopts and incorporates by reference herein the Florida Building Code, and all specific volumes and standards contained therein, promulgated by the state building commission pursuant to F.S. ch. 553, pt. IV, as amended from time to time. The provisions of this section shall govern the administration and enforcement of the Florida Building Code within the municipal limits of the city. The codes are hereby adopted by reference as if set out at length in this section.

(1) Florida Building Code—Building as may be amended from time to time.

(2) Florida Building Code—Residential as may be amended from time to time.

(3) Florida Building Code—Plumbing, as may be amended from time to time.

(4) Florida Building Code—Mechanical as may be amended from time to time.

(5) Florida Building Code—Existing Building as may be amended from time to time.

(6) Florida Building Code—Fuel Gas as may be amended from time to time.

(7) Florida Building Code—Accessibility as may be amended from time to time.

(8) Florida Building Code—Energy Conservation as may be amended from time to time.

(9) National Electrical Code (NFPA 70) as may be amended from time to time.

f. *Unsafe buildings, structures, or systems.* All buildings, structures or systems (electrical, gas, mechanical, plumbing) regulated by this building code that are structurally unsafe or not provided with adequate egress, or that constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures or systems constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires, towers, tanks, statuary and other structural members that are supported by, attached to, or a part of a building or structure or systems and that are in deteriorated condition or otherwise unable to sustain the design loads that are specified in this building code are hereby designated as unsafe.

All unsafe buildings, structures, or systems are hereby declared to be public nuisances and shall be abated by repair, rehabilitation, demolition or removal in accordance with the procedures set forth in chapter 2, administration, article III, code enforcement as amended. The building official may initiate any action to prevent, restrain, correct or abate the public nuisance.

Sec. 68-462. Screening regulations.

(b) *Maintenance.* Any fences, walls or landscaping installed in accordance with this section shall be maintained in good order to achieve the objectives of this section. Failure to maintain fencing or to replace dead or diseased landscaping shall be considered a violation of this section.

(Ord. No. 95-10, § 36-272, 9-19-95; Ord. No. 15-03, § 3, 7-7-15)

515.29 Residential swimming pool barrier requirements.—

(1) A residential swimming pool barrier must have all of the following characteristics:

(a) The barrier must be at least 4 feet high on the outside.

(b) The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.

(c) The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section.

(d) The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail elderly person who may have managed to penetrate the barrier from immediately falling into the water.

(2) The structure of an aboveground swimming pool may be used as its barrier or the barrier for such a pool may be mounted on top of its structure; however, such structure or separately mounted barrier must meet all barrier requirements of this section. In addition, any ladder or steps that are the means of access to an aboveground pool must be capable of being secured, locked, or removed to prevent access or must be surrounded by a barrier that meets the requirements of this section.

(3) Gates that provide access to swimming pools must open outward away from the pool and be self-closing and equipped with a self-latching locking device, the release mechanism of which must be located on the pool side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap.

(4) A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide access to the swimming pool.

(5) A barrier may not be located in a way that allows any permanent structure, equipment, or similar object to be used for climbing the barrier.

History.—s. 1, ch. 2000-143.

TREASURE ISLAND
FLORIDA

Dear 110TH TREASURE ISLAND CONDO ASSN INC,

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

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

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

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

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

Emily Ellis
Code Compliance Inspector
City of Treasure Island

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-006451-2025 | POOLMAINT-006455-2025 | LANDSCAPE-006458-2025

August 19, 2025

VIA First Class Mail

110TH TREASURE ISLAND CONDO ASSN INC
245 110th Ave
Treasure Island, FL 33706

110TH TREASURE ISLAND CONDO ASSN INC
206 S Trask St
Tampa, FL 33609

RE: Courtesy Notice of Violation, City of Treasure Island v. 110TH TREASURE ISLAND CONDO ASSN INC

Dear 110TH TREASURE ISLAND CONDO ASSN INC,

On August 13, 2025, the City's Code Compliance Inspector provided a Courtesy Notice of Violation to 245 110th Ave, Treasure Island, FL 33706. The following provides a description of the property (Section A), a description of the violation (s) (Section B), the code provisions being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of Property
Address of Violation:

245 110th, Treasure Island, FL 33706

Property Description:

Use: 0974 Condo Common Area Assn Own - w/improvement
Zoning District: RM-15
Parcel #: 23-31-15-64136-000-0001
Legal Description: 110TH TREASURE ISLAND CONDO COMMON ELEMENTS

Section B- Description of Violations

- Grass/weed height exceeds 6 inches
- Dead vegetation on the property

- The pool is not being maintained, creating stagnant water and is conducive to the breeding of mosquitos.
- The pool does not have functioning pool equipment.
- The property does not have the required safety barrier for the swimming pool.
- There is debris and construction materials on the property

Section C- Code Provisions Violated

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

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

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

Sec. 68-495. - Minimum property standards.

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

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

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.

(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.

Section D- Corrective Action Due By: September 2, 2025

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

- Trim grass/weeds to below 6 inches
- Remove dead vegetation
- Maintain the pool in such a way that there is no stagnant water and it is not conducive to the breeding of mosquitos.
- Maintain the pool in a condition that reflects adequate maintenance (clean, drain, run equipment, etc.)
- Apply for and obtain a permit for a temporary power pole and install the required pool equipment.
- Apply for and obtain permits to install the required safety barrier(s)
- Remove debris and arrange for construction materials to be picked up

As you may be unaware of this violation, this letter serves as a courtesy notice of violation. Your cooperation is appreciated. Please take the required corrective action set forth above to correct the violation within 14 days, but no later than 4:00PM on September 2, 2025. If you have any questions or wish to discuss this matter, please contact codes@mytreasureisland.org

Emily Ellis
Code Compliance Inspector
City of Treasure Island

City of Treasure Island, Florida

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

City of Treasure Island, Florida
Code Enforcement
Case No. DPROP-006451-2025 | POOLMAINT-006455-2025 | LANDSCAPE-006458-2025

August 26, 2025

VIA First Class Mail

RONDEZVOUSWESTRENTALS LLC
245 110th Ave
Treasure Island, FL 33706

Michael Wanchisen
1915 S Atlantic Ave, Unit 301
Cocoa Beach, FL 32921

RONDEZVOUSWESTRENTALS LLC
1915 S Atlantic Ave, Apt 301
Cocoa Beach, FL 32921

RE: Courtesy Notice of Violation, City of Treasure Island v. RONDEZVOUSWESTRENTALS LLC

Dear RONDEZVOUSWESTRENTALS LLC,

On August 13, 2025, the City's Code Compliance Inspector provided a Courtesy Notice of Violation to 245 110th Ave, Treasure Island, FL 33706. The following provides a description of the property (Section A), a description of the violation (s) (Section B), the code provisions being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of Property
Address of Violation:

245 110th, Treasure Island, FL 33706

Property Description:

Use: 0430 Condominium
Zoning District: RM-15
Parcel #: 23-31-15-64136-000-0020
Legal Description: 110TH TREASURE ISLAND CONDO UNIT B

Section B- Description of Violations

- Grass/weed height exceeds 6 inches
- Dead vegetation on the property

- The pool is not being maintained, creating stagnant water and is conducive to the breeding of mosquitos.
- The pool does not have functioning pool equipment.
- The property does not have the required safety barrier for the swimming pool.
- There is debris and construction materials on the property

Section C- Code Provisions Violated

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

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

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

Sec. 68-495. - Minimum property standards.

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

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

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.

(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.

Section D- Corrective Action Due By: September 2, 2025

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

- Trim grass/weeds to below 6 inches
- Remove dead vegetation
- Maintain the pool in such a way that there is no stagnant water and it is not conducive to the breeding of mosquitos.
- Maintain the pool in a condition that reflects adequate maintenance (clean, drain, run equipment, etc.)
- Apply for and obtain a permit for a temporary power pole and install the required pool equipment.
- Apply for and obtain permits to install the required safety barrier(s)
- Remove debris and arrange for construction materials to be picked up

As you may be unaware of this violation, this letter serves as a courtesy notice of violation. Your cooperation is appreciated. Please take the required corrective action set forth above to correct the violation within 7 days, but no later than 4:00PM on September 2, 2025. If you have any questions or wish to discuss this matter, please contact codes@mytreasureisland.org

Emily Ellis
Code Compliance Inspector
City of Treasure Island

City of Treasure Island, Florida

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

City of Treasure Island, Florida
Code Enforcement
Case No. DPROP-006452-2025 | POOLMAINT-006456-2025 | LANDSCAPE-006457-2025

August 19, 2025

VIA First Class Mail

RALIKA LLC
255 110th Ave
Treasure Island, FL 33706

RALIKA LLC
16339 Hyde Manor Dr
Tampa, FL 33647

RE: Courtesy Notice of Violation, City of Treasure Island v. RALIKA LLC

Dear RALIKA LLC,

On August 13, 2025, the City's Code Compliance Inspector provided a Courtesy Notice of Violation to 255 110th Ave, Treasure Island, FL 33706. The following provides a description of the property (Section A), a description of the violation (s) (Section B), the code provisions being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of Property
Address of Violation:

255 110th, Treasure Island, FL 33706

Property Description:

Use: 0430 Condominium
Zoning District: RM-15
Parcel #: 23-31-15-64136-000-0010
Legal Description: 110TH TREASURE ISLAND CONDO UNIT A

Section B- Description of Violations

- Grass/weed height exceeds 6 inches
- Dead vegetation on the property
- The pool is not being maintained, creating stagnant water and is conducive to the breeding of mosquitos.
- The pool does not have functioning pool equipment.
- The property does not have the required safety barrier for the swimming pool.
- There is debris and construction materials on the property

Section C- Code Provisions Violated

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

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

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

Sec. 68-495. - Minimum property standards.

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

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

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.

(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.

Section D- Corrective Action Due By: September 2, 2025

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

- Trim grass/weeds to below 6 inches
- Remove dead vegetation
- Maintain the pool in such a way that there is no stagnant water and it is not conducive to the breeding of mosquitos.
- Maintain the pool in a condition that reflects adequate maintenance (clean, drain, run equipment, etc.)
- Apply for and obtain a permit for a temporary power pole and install the required pool equipment.
- Apply for and obtain permits to install the required safety barrier(s)
- Remove debris and arrange for construction materials to be picked up

As you may be unaware of this violation, this letter serves as a courtesy notice of violation. Your cooperation is appreciated. Please take the required corrective action set forth above to correct the violation within 14 days, but no later than 4:00PM on September 2, 2025. If you have any questions or wish to discuss this matter, please contact codes@mytreasureisland.org

Emily Ellis
Code Compliance Inspector
City of Treasure Island


245
255
Aug 13, 2025 at 10:26:38 AM
255 110th Ave
Treasure Island FL 33706
United States


245
255
Aug 13, 2025 at 10:26:41 AM
255 110th Ave
Treasure Island FL 33706
United States


255
Aug 13, 2025 at 10:26:54 AM
255 110th Ave
Treasure Island FL 33706
United States


255
Aug 13, 2025 at 10:26:58 AM
255 110th Ave
Treasure Island FL 33706
United States


Aug 13, 2025 at 10:27:23 AM
255 110th Ave
Treasure Island FL 33706
United States

Aug 13, 2025 at 10:27:29 AM
255 110th Ave
Treasure Island FL 33706
United States


245
255
Aug 13, 2025 at 10:27:44 AM
255 110th Ave
Treasure Island FL 33706
United States


245
Aug 13, 2025 at 10:27:49 AM
255 110th Ave
Treasure Island FL 33706
United States

Aug 14, 2025 at 10:40:50 AM
255 110th Ave
Treasure Island FL 33706
United States

Aug 14, 2025 at 10:40:54 AM
255 110th Ave
Treasure Island FL 33706
United States

Outlook

Re: 245-255 110TH AVE POOL

From Bartenstein, Anna <abartenstein@mytreasureisland.org>
Date Thu 3/19/2026 11:36 AM
To Funck, Tracy <tfunck@mytreasureisland.org>; Codes <Codes@MyTreasureIsland.Org>

Hi Tracy,

Thank you for bringing this issue to our attention! I will reach out to the property owner and see what we can do to bring this property into compliance and eliminate the safety hazard.

Have a good afternoon,

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: Funck, Tracy <tfunck@mytreasureisland.org>
Sent: Thursday, March 19, 2026 10:49 AM
To: Codes <Codes@MyTreasureIsland.Org>
Subject: 245-255 110TH AVE POOL

Hi,

This morning while on an AREA CHECK in Isle of Palms I was approached by a citizen regarding the unsecured pool at the subject location - the concern being unattended children possibly wandering back there and falling in

I have attached photos for reference.

MPO T. Funck, #248
Patrol Operations
Treasure Island Police Department
180 108th Ave, Treasure Island, FL 33706
Admin / Records: (727) 547-4592 (Mon-Fri; 8a-4p Only)
Dispatch / Non-Emergent Communications 24/7: (727) 547-4595
https://www.mytreasureisland.org





How are we doing? Let us know

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 POOLMAINT-006456-2025

April 22, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

RONDEZVOUSWESTRENTALS LLC
245 110th Ave
Treasure Island FL 33706

Michael Wanchisen
1915 S Atlantic Ave, Apt 301
Cocoa Beach, FL 32931-2204

RONDEZVOUSWESTRENTALS LLC
1915 S Atlantic Ave, Apt 301
Cocoa Beach, FL 32931-2204

RE: Notice of Violation, City of Treasure Island v RONDEZVOUSWESTRENTALS LLC

Dear RONDEZVOUSWESTRENTALS LLC,

Please be advised that your property located at 245 110th Ave, FL 33706, is in violation of Section 8-1. and Section 68-482. 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: 245 110th Avenue, Treasure Island, FL
Property Description: 0430 Condominium
Zoning District: RM-15
Parcel #: 23-31-15-64136-000-0010
Legal Description: 110TH TREASURE ISLAND CONDO UNIT A

Section B-Description of Violations

- The fence is in disrepair and missing panels.
- The property does not have the required safety barrier for the swimming pool.

Section C- Code Provisions Violated

Sec. 8-1. - Building codes—Adopted
Florida Statute § 515.29 — Residential swimming pool barrier requirement

(1) A residential swimming pool barrier must have all of the following characteristics:
(a) The barrier must be at least 4 feet high on the outside.
(b) The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
(c) The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section.
(d) The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail elderly person who may have managed to penetrate the barrier from immediately falling into the water.
(2) The structure of an aboveground swimming pool may be used as its barrier or the barrier for such a pool may be mounted on top of its structure; however, such structure or separately mounted barrier must meet all barrier requirements of this section. In addition, any ladder or steps that are the means of access to an aboveground pool must be capable of being secured, locked, or removed to prevent access or must be surrounded by a barrier that meets the requirements of this section.
(3) Gates that provide access to swimming pools must open outward away from the pool and be self-closing and equipped with a self-latching locking device, the release mechanism of which must be located on the pool side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap.
(4) A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide access to the swimming pool.
(5) A barrier may not be located in a way that allows any permanent structure, equipment, or similar object to be used for climbing the barrier.

Sec. 68-462. - Screening regulations

(b) Maintenance. Any fences, walls or landscaping installed in accordance with this section shall be maintained in good order to achieve the objectives of this section. Failure to maintain fencing or to replace dead or diseased landscaping shall be considered a violation of this section.

Section D- Corrective Action Due by: 12:00 AM on May 22, 2026

- **Install secure safety barrier around pool, spa and dock to meet Florida Building Code requirements**
- **Perform necessary maintenance on fence surrounding property**

If the corrective action set forth above is not taken by 12:00 AM on May 22, 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: POOLMAINT-006456-2025

I hereby certify that a copy of the Notice of Violation was served on April 22, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
RONDEZVOUSWESTRENTALS LLC, 245 110th Avenue, Treasure Island FL 33706
Certified Number 9214 8902 9562 6590 1618 7373 30,
RONDEZVOUSWESTRENTALS LLC, 1915 S Atlantic Ave, Apt 30, Cocoa Beach, FL 32931-2204 9214 8902 9562 6590 1618 7373 61 (Receipt Attached)

x Posting on the property at: 245 110th Ave, 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 day of April 22, 2026, by Anna Bartenstein is personally known to me or has produced as identification.

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

_____
Notary Public

Apr 22, 2026 at 1:32:26 PM
11020 Second St E
Treasure Island FL 33706
United States



Apr 22, 2026 at 1:32:34 PM
225 110th Ave
Treasure Island FL 33706
United States

Apr 22, 2026 at 1:32:45 PM
225 110th Ave
Treasure Island FL 33706
United States

Apr 22, 2026 at 1:33:12 PM
225 110th Ave
Treasure Island FL 33706
United States

Apr 22, 2026 at 1:33:20 PM
225 110th Ave
Treasure Island FL 33706
United States

Apr 22, 2026 at 1:33:30 PM
255 110th Ave
Treasure Island FL 33706
United States

Apr 22, 2026 at 1:33:32 PM
255 110th Ave
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 POOLMAINT-006456-2025

August 3, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

110TH TREASURE ISLAND CONDO ASSN INC
245 110th Ave
Treasure Island FL 33706

Ruslan Fedotenko
206 S Trask St
Tampa, FL 33609-2537

110TH TREASURE ISLAND CONDO ASSN INC
206 S Trask St
Tampa, FL 33609-2537

RE: Notice of Violation, City of Treasure Island v 110TH TREASURE ISLAND CONDO ASSN INC

Dear 110TH TREASURE ISLAND CONDO ASSN INC,

Please be advised that your property located at 245 110th Ave, FL 33706, is in violation of Section 8-1. and Section 68-482. 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: 245 110th Avenue, Treasure Island, FL
Property Description: 0974 Condo Common Area Assn Own - w/improvement
Zoning District: RM-15
Parcel #: 23-31-15-64136-000-0001
Legal Description: 110TH TREASURE ISLAND CONDO COMMON ELEMENTS

Section B-Description of Violations

- The fence is in disrepair and missing panels.
- The property does not have the required safety barrier for the swimming pool.

Section C- Code Provisions Violated

Sec. 8-1. - Building codes—Adopted
Florida Statute § 515.29 — Residential swimming pool barrier requirement

(1) A residential swimming pool barrier must have all of the following characteristics:
(a) The barrier must be at least 4 feet high on the outside.
(b) The barrier may not have any gaps, openings, indentations, protrusions, or structural components that could allow a young child to crawl under, squeeze through, or climb over the barrier.
(c) The barrier must be placed around the perimeter of the pool and must be separate from any fence, wall, or other enclosure surrounding the yard unless the fence, wall, or other enclosure or portion thereof is situated on the perimeter of the pool, is being used as part of the barrier, and meets the barrier requirements of this section.
(d) The barrier must be placed sufficiently away from the water's edge to prevent a young child or medically frail elderly person who may have managed to penetrate the barrier from immediately falling into the water.
(2) The structure of an aboveground swimming pool may be used as its barrier or the barrier for such a pool may be mounted on top of its structure; however, such structure or separately mounted barrier must meet all barrier requirements of this section. In addition, any ladder or steps that are the means of access to an aboveground pool must be capable of being secured, locked, or removed to prevent access or must be surrounded by a barrier that meets the requirements of this section.
(3) Gates that provide access to swimming pools must open outward away from the pool and be self-closing and equipped with a self-latching locking device, the release mechanism of which must be located on the pool side of the gate and so placed that it cannot be reached by a young child over the top or through any opening or gap.
(4) A wall of a dwelling may serve as part of the barrier if it does not contain any door or window that opens to provide access to the swimming pool.
(5) A barrier may not be located in a way that allows any permanent structure, equipment, or similar object to be used for climbing the barrier.

Sec. 68-462. - Screening regulations

(b) Maintenance. Any fences, walls or landscaping installed in accordance with this section shall be maintained in good order to achieve the objectives of this section. Failure to maintain fencing or to replace dead or diseased landscaping shall be considered a violation of this section.

Section D- Corrective Action Due by: September 2, 2026

- **Install secure safety barrier around pool, spa and dock to meet Florida Building Code requirements**
- **Perform necessary maintenance on fence surrounding property**

If the corrective action set forth above is not taken by September 2, 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: POOLMAINT-006456-2025

I hereby certify that a copy of the Notice of Violation was served on August 3, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
245 110th Avenue, Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1621 4041 82 & 206 S Trask St, Tampa FL 33609-2537 CN 9214 8902 9562 6590 1621 4042 12 (Receipt Attached)

x Posting on the property at: 245 110th Ave, 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)

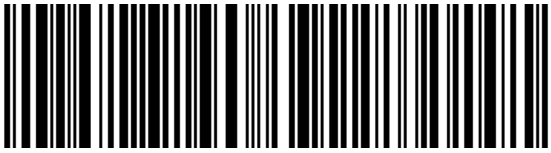
The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this day of August 3, 2026, by Anna Bartenstein is personally known to me or has produced as identification.

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

SPECIMEN

_____
Notary Public

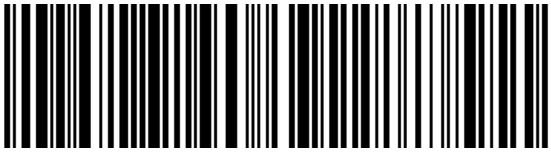
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1621 4042 12

110TH TREASURE ISLAND CONDO ASSN INC
206 S Trask Street
Tampa FL 33609-2537

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1621 4041 82

110TH TREASURE ISLAND CONDO ASSN INC
245 110th Avenue
Treasure Island FL 33706

Aug 3, 2026 at 12:50:22 PM
11025 Second St E
Treasure Island FL 33706
United States

245

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 POOLMAINT-006496-2025

August 3, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

110TH TREASURE ISLAND CONDO ASSN INC.
245 110th Ave.
Treasure Island FL 33706

206 S Trask St
Tampa, FL 33609-2537

RE: Notice of Violation, City of Treasure Island v 110TH TREASURE ISLAND CONDO ASSN INC

Dear 110TH TREASURE ISLAND CONDO ASSN INC.

Please be advised that your property located at 245 110th Ave, FL 33706, is in violation of Section 8-1. and Section 68-482. 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: 245 110th Avenue, Treasure Island, FL
Property Description: 0856 Condo Common Area Assn Own - w/improvement
Zoning District: RM-15
Parcel #: 23-31-15-64136-000-0001
Legal Description: 110TH TREASURE ISLAND CONDO COMMON ELEMENTS

Section B-Description of Violations
- The fence is in disrepair and missing panels.
- The property does not have the required safety barrier for the swimming pool.

Section C- Code Provisions Violated

Sec. 8-1. - Building codes—Adopted
Florida Statute § 515.29 — Residential swimming pool barrier requirement

(1) A residential swimming pool barrier must have all of the following characteristics:
(a) The barrier must be at least 4 feet high on its outside.

Page 1 of 3

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

City of Treasure Island, Florida
Code Enforcement
Case No POOLMAINT-006456-2025

August 3, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

110TH TREASURE ISLAND CONDO ASSN INC
245 110th Ave
Treasure Island FL 33706

206 S Trask St
Tampa, FL 33609-2537

RE: Notice of Violation, City of Treasure Island v 110TH TREASURE ISLAND CONDO ASSN INC

Dear 110TH TREASURE ISLAND CONDO ASSN INC,

Please be advised that your property located at 245 110th Ave, FL 33706, is in violation of Section 8-1. and Section 68-482. of the City of Treasure Island Code of Ordinances.

The following provides the description of the property (Section A), a description of 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: 245 110th Avenue, Treasure Island, FL
Property Description: 0974 Condo Common Area Assn Own - w/improve
Zoning District: RM-15
Parcel #: 23-31-15-64136-000-0001
Legal Description: 110TH TREASURE ISLAND CONDO COMMON ELEMENTS

Section B-Description of Violations

- The fence is in disrepair and missing panels.
- The property does not have the required safety barrier for the swimm

Section C- Code Provisions Violated

Sec. 8-1. - Building codes—Adopted
Florida Statute § 515.29 — Residential swimming pool barrier requirement

(1) A residential swimming pool barrier must have all of the following characteristic
(a) The barrier must be at least 4 feet high on the outside.

City of Treasure Island
Page 1 of 3


Aug 3, 2026 at 12:50:22 PM
11025 Second St E
Treasure Island FL 33706
United States
2
4
5
City of Treasure Island, Florida
City of Treasure Island, Florida
Code Enforcement
Case No PODILAUN7-4M4rMs-2023
258

Aug 3, 2026 at 12:50:32 PM
255 110th Ave
Treasure Island FL 33706
United States

Aug 3, 2026 at 12:50:56 PM
255 110th Ave
Treasure Island FL 33706
United States

Aug 3, 2026 at 12:51:05 PM
225 110th Ave
Treasure Island FL 33706
United States

Aug 3, 2026 at 12:51:11 PM
225 110th Ave
Treasure Island FL 33706
United States

City of Treasure Island, Florida

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

City of Treasure Island, Florida
Code Enforcement
Case No. POOLMAINT-006456-2025

Notice Of Hearing
(First Offense)

October 9th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

110TH TREASURE ISLAND CONDO ASSN INC
245 110th Avenue
Treasure Island, FL 33706

110TH TREASURE ISLAND CONDO ASSN INC
206 S. Trask Street
Tampa, FL 33611

Ruslan Fedotenko
206 S. Trask Street
Tampa, FL 33611

Paul Wiezorek
206 S. Trask Street
Tampa, FL 33611

RE: City of Treasure Island v. 110TH TREASURE ISLAND CONDO ASSN INC

Dear 110TH TREASURE ISLAND CONDO ASSN INC

On August 3rd, the City provided you with a Notice of Violation for the above referenced property. You were required to correct the violation by September 2nd, 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, October 21st 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: 245 110th Avenue, Treasure Island, FL
Property Description: 0974 Condo Common Area Assn Own - w/improvement
Zoning District: RM-15
Parcel #: 23-31-15-64136-000-0001
Legal Description: 110TH TREASURE ISLAND CONDO COMMON

Section B-Description of Violations

- The fence is in disrepair and missing panels.
- The property does not have the required safety barrier for the swimming pool.

Section C- Code Provisions Violated

- **Sec. 8-1. - Building codes—Adopted**
  - **Florida Statute § 515.29 — Residential swimming pool barrier requirement**
- **Sec. 68-462. - Screening regulations**

Section D- Corrective Action

- Install secure safety barrier around pool, spa and dock to meet Florida Building Code requirements
- Perform necessary maintenance on fence surrounding 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) working days before the hearing but no later than October 11th to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # POOLMAINT-006456-2025"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than October 11th, 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: POOLMAINT-006456-2025

I hereby certify that a copy of the Notice of Hearing was served on October 9th, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to: 110TH TREASURE ISLAND CONDO ASSN INC 245 110th Avenue, Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1623 8109 67 & 110TH TREASURE ISLAND CONDO ASSN INC 206 S. Trask St, Tampa, FL 33611 Cert Num 9214 8902 9562 6590 1623 8109 81 & Ruslan Fedotenko 206 S. Trask Street, Tampa Fl 33611 Cert Num 9214 8902 9562 6590 1623 8110 56 & Paul Wiezorek, 206 S. Trask Street, Tampa, FL 33611 Cert Num 9214 8902 9562 6590 1623 8110 94 & Ralika LLC, 255 110th Ave, Treasure Island, FL 33706, Cert Num 9214 8902 9562 6590 1623 8112 54 & Michael Wanchisen, 16342 Hyde Manor Drive, Tampa, FL 33647 Cert Num 9214 8902 9562 6590 1623 8113 84 & RONDEZVOUSWESTRENTALS, LLC 245 110th Avenue, Treasure Island, FL 33706 Cert Num 9214 8902 9562 6590 1623 8114 76 & RONDEZVOUSWESTRENTALS, LLC1915 S. Atlantic Ave, Apt 301, Cocoa Beach, 32931 Cert Num 9214 8902 9562 6590 1623 8115 68

x Posting on the property at: 245 110th Avenue, Treasure Island FL 33706 (Picture Attached)

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

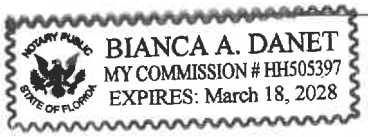
By: _____

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 9th day of October 2026, by Anna Bartenstein is personally known to me or has produced as identification.

NOTARY SEAL



Bianca Danet

Notary Public

corrective action to bring the property

Section A- Description of the Property
Address of Violation: [illegible] Marina Dr., Treasure Island, FL 33706
Property Description: 0110 Single Family Home - Per CAMA
Zoning District: Residential Medium (RU-75)
Parcel #: 25-31-15-66114-000-0050
Legal Description: PARADISE ISLAND 3RD ADD LOT 5

Oct 9, 2026 at 2:03:42 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

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. POOLMAINT-006456-2025

Notice Of Hearing
(First Offense)

October 9th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

110TH TREASURE ISLAND CONDO ASSN INC
245 110th Avenue
Treasure Island, FL 33706

110TH TREASURE ISLAND CONDO ASSN INC
206 S. Trask Street
Tampa, FL 33611

Ruslan Fedotenko
206 S. Trask Street
Tampa, FL 33611

Paul Wiezorek
206 S. Trask Street
Tampa, FL 33611

RE: City of Treasure Island v. 110TH TREASURE ISLAND CONDO ASSN INC

Dear 110TH TREASURE ISLAND CONDO ASSN INC

On August 3rd, the City provided you with a Notice of Violation for the above referenced property. You were required to correct the violation by September 2nd, 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:

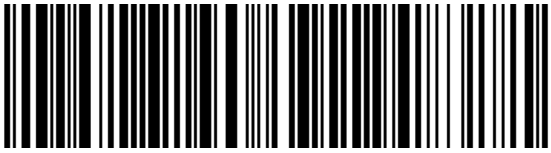
You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, October 21st 2026 at 11:00AM, at City Hall, Commission Chambers, 10451 Gulf Blvd, Treasure Island, FL 33706, and be heard to the alleged violation at the property.

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: 245 110th Avenue, Treasure Island, FL
Property Description: 0974 Condo Common Area Assn Own - w/improvement
Zoning District: RM-15
Parcel #: 23-31-15-64136-000-0001
Legal Description: 110TH TREASURE ISLAND CONDO COMMON

Oct 9, 2026 at 2:22:00 PM
255 110th Ave
Treasure Island FL 33706
United States

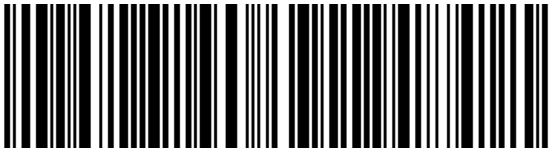
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 8109 67

110TH TREASURE ISLAND CONDO ASSN INC
245 110th Ave
Treasure Island FL 33706

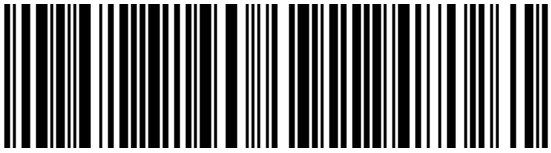
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 8109 81

110TH TREASURE ISLAND CONDO ASSN INC
206 S Trask Street
Tampa FL 33611

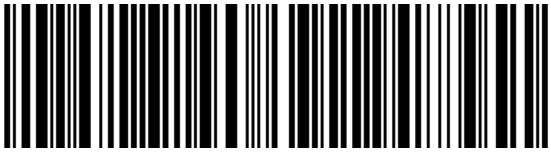
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 8110 56

Ruslan Fedotenko
206 S Trask Street
Tampa FL 33611

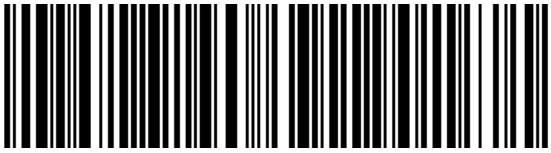
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 8110 94

Paul Wiezorek
206 S Trask Street
Tampa FL 33611

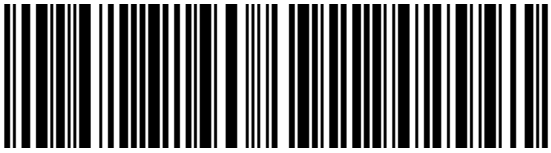
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 8112 54

RALIKA LLC
255 110th Ave
Treasure Island FL 33706

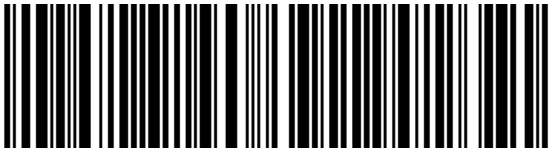
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 8113 84

Michael Wanchisen
16342 Hyde Manor Drive
Tampa FL 33647

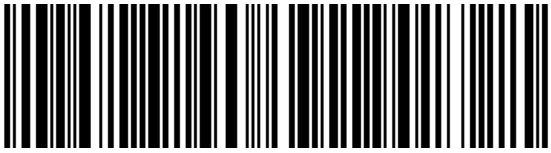
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 8114 76

RONDEZVOUSWESTRENTALS, LLC
245 110th Ave
Treasure Island FL 33706

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 8115 68

RONDEZVOUSWESTRENTALS, LLC
1915 S. ATLANTIC AVE Apt 301
Cocoa Beach FL 32931


Oct 9, 2026 at 2:22:00 PM
255 110th Ave
Treasure Island FL 33706
United States
245

Oct 9, 2026 at 2:22:04 PM
255 110th Ave
Treasure Island FL 33706
United States

Oct 9, 2026 at 2:22:11 PM
255 110th Ave
Treasure Island FL 33706
United States

Oct 9, 2026 at 2:22:20 PM
255 110th Ave
Treasure Island FL 33706
United States

Oct 9, 2026 at 2:23:10 PM
255 110th Ave
Treasure Island FL 33706
United States


Oct 9, 2026 at 2:23:13 PM
225 110th Ave
Treasure Island FL 33706
United States

Oct 9, 2026 at 2:23:18 PM
225 110th Ave
Treasure Island FL 33706
United States

Oct 9, 2026 at 2:23:24 PM
225 110th Ave
Treasure Island FL 33706
United States

Oct 9, 2026 at 2:23:36 PM
225 110th Ave
Treasure Island FL 33706
United States

Showing 1 - 19 of 19 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	Permit Valuation
BLDC-012240-2025	245 & 255 110TH AVE TREASURE ISLAND, FL 33706	Building (Non-Residential)	Complete	10/01/2025	0.00	Private Provider Inspection.Entire Building; Replace same size Impact 68 Windows, 10 SGDs and 1 Door. Private Provider Inspection. AN IN PROGRESS INSPECTION IS REQUIRED. ALL WORK & MATERIAL PER CURRENTLY ADOPTED STATE & LOCAL CODES. ONLINE PERMIT	Windows / Doors	09/28/2025	05/07/2026	$275,000.00
202000363	255 110TH AVE Treasure Island, FL 33706	Legacy	Complete	03/06/2020	0.00	IRRIGATION SYSTEM FOR 245 & 255	Permit	02/25/2020	04/02/2020	$2,800.00
202000227	255 110TH AVE Treasure Island, FL 33706	Legacy	Complete	02/06/2020	0.00	INSTALL A WHITE 6' TALL PVC FENCE ALONG SIDE OF PROPERTY LINE UP TP THE REAR CORNER OF HOUSE. (1) GATE. INSTALL 9' TALL BLACK CHAIN LINK FENCE FROM BACK CORNER OF HOUSE ALONG PROPERTY LINE TO SEAWALL. WORK AND MATERIALS PER FBC2017	Permit	02/04/2020	05/07/2020	$0.00
202000226	255 110TH AVE Treasure Island, FL 33706	Legacy	Complete	02/06/2020	0.00	INSTALL A CONCRETE PAVER DRIVEWAY AND WALK TO FRONT ENTRY DOOR. WORK AND MATERIALS PER FBC2017	Permit	02/04/2020	05/07/2020	$0.00
201901704	255 110TH AVE Treasure Island, FL 33706	Legacy	Complete	10/14/2019	0.00	ELECTRICAL FOR NEW POOL. WORK AND MATERIALS PER NEC2014	Permit	08/30/2019	03/03/2020	$1.00
201901703	255 110TH AVE Treasure Island, FL 33706	Legacy	Complete	10/14/2019	0.00	NEW POOL AND PAVER DECK. WORK AND MATERIALS PER FBC2017	Permit	08/30/2019	03/23/2020	$43,965.00

Outlook

Re: Permission to enter 225 110th Ave

From Tomas, Ted <ted.tomas@floridamoves.com>
Date Sat 10/10/2026 9:44 AM
To Bartenstein, Anna <abartenstein@mytreasureisland.org>

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.
~~~WARNING~~~ Do NOT click on any link or attachment from an EXTERNAL sender unless you verify that it is safe!

Ted Tomas, Realtor
Coldwell Banker Realty
Cell: 727-410-2284
ted.tomas@floridamoves.com
www.floridamoves.com/ted.tomas

55 Years Experience Makes A Difference!

Good morning. Anna, you have my authorization to walk on my property at 225 110th ave to take pictures of 245 110 ave at any time!! Thanks, hope the pool gets secured soon.

From: Bartenstein, Anna <abartenstein@mytreasureisland.org>
Sent: Friday, October 9, 2026 2:58 PM
To: Tomas, Ted <ted.tomas@floridamoves.com>
Cc: Codes <Codes@MyTreasureIsland.Org>
Subject: Permission to enter 225 110th Ave

Hi Ted,

Although we have confirmed multiple times over the phone, I wanted to get in writing that you have allowed me to enter your property at 225 110th Ave to take photos of violations at 245 110th Ave.

Thanks, and have a great weekend!

Anna Bartenstein
Code Compliance Inspector/Sustainability Coordinator
10451 Gulf Blvd
Treasure Island, Florida 33706
727-486-8070
~~~

All government correspondence is subject to public records law.

Wire Fraud is Real. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

Parcel Summary (as of 14-Oct-2026)

Parcel Number

23-31-15-64136-000-0001

Owner Name
110TH TREASURE ISLAND CONDO ASSN INC

Property Use
0974 Condo Common Area Assn Own - w/improvement

Site Address
245 110TH AVE
TREASURE ISLAND, FL 33706

Mailing Address
206 S TRASK ST
TAMPA, FL 33609-2537

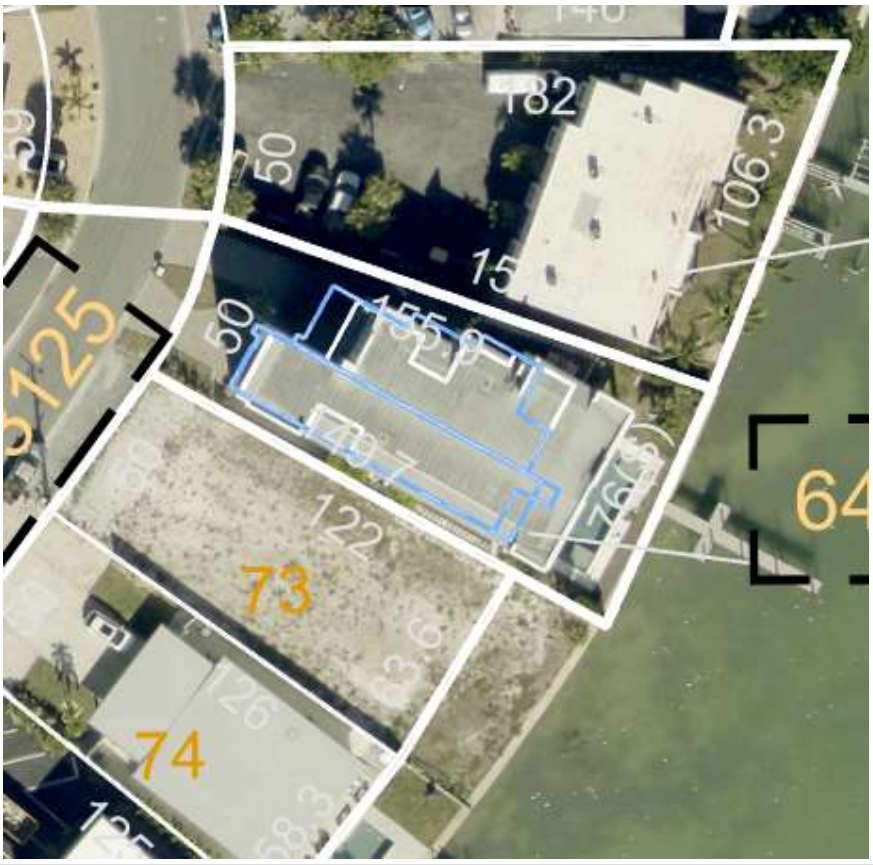
Legal Description
110TH TREASURE ISLAND CONDO COMMON ELEMENTS

Current Tax District
TREASURE ISLAND (TI)

Year Built

Living SF	Gross SF	Living Units	Buildings
			0

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2028	No	0%	
2027	No	0%	
2026	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
20018/0090	Find Comps	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	164/50

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$0	$0	$0	$0	$0

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	$0	$0	$0	$0	$0
2024	N	$0	$0	$0	$0	$0
2023	N	$0	$0	$0	$0	$0
2022	N	$0	$0	$0	$0	$0
2021	N	$0	$0	$0	$0	$0

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	16.4574	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
03-Apr-2018	$100	U	I	BLUE LINE RESIDENTIAL LLC	BLUE LINE RESIDENTIAL 110TH LLC	20018/0090

2026 Land Information

Land Area: ≅ 9,553 sf | ≅ 0.21 acres	Frontage and/or View: Canal/River	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Residential Common Area	67x153	$11,000	66.90	FF	1.1600	$853,644

2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	$62.00	230.0	$14,260	$10,980	2018
POOL	$37,000.00	1	$37,000	$30,710	2020
PORCH	$13.00	550.0	$7,150	$7,150	2020

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
202000363	PLUMBING	03/06/2020	$2,800
202000229	CONC PAVE/DRIVEWAY	02/06/2020	$0
202000228	FENCE	02/06/2020	$0
202000227	FENCE	02/06/2020	$0
202000226	CONC PAVE/DRIVEWAY	02/06/2020	$0
201901703	POOL	10/14/2019	$43,965
201901704	ELECTRICAL	10/14/2019	$1
201801353	NEW IMPROVEMENT	07/02/2019	$1
201801279	ELECTRICAL	07/02/2019	$1
201801351	MISCELLANEOUS	06/07/2019	$1

Tax Bill Detail

Property Tax Account: R495453
110TH TREASURE ISLAND CONDO ASSN INC

Year: 2025
Tax District: TI

Bill Number: 379105
Property Type: Real Estate

Owner: 110TH TREASURE ISLAND CONDO ASSN INC

MAILING ADDRESS:
110TH TREASURE ISLAND CONDO ASSN INC
206 S TRASK ST
TAMPA FL 33609-2537

PROPERTY ADDRESS:
TREASURE ISLAND 33706

Taxes **Assessments** **Legal Description** **Payment History**

Ad Valorem

Authority/Fund	Tax Rate	Charged	Paid	Due
GENERAL FUND	4.5423	$0.00	$0.00	$0.00
HEALTH DEPARTMENT	0.0713	$0.00	$0.00	$0.00
EMS	0.8050	$0.00	$0.00	$0.00
SCHOOL-STATE LAW	3.0450	$0.00	$0.00	$0.00
SCHOOL-LOCAL BD.	3.2480	$0.00	$0.00	$0.00
SW FLA WTR MGMT.	0.1831	$0.00	$0.00	$0.00
PINELLAS COUNTY PLN.CNCL.	0.0175	$0.00	$0.00	$0.00

JUVENILE WELFARE BOARD	0.8250	$0.00	$0.00	$0.00
TREASURE ISLAND	3.8129	$0.00	$0.00	$0.00
TOTAL	16.5501	$0.00	$0.00	$0.00

Non-Ad Valorem

Authority/Fund	Charged	Paid	Due
TOTAL	**$0.00**	**$0.00**	**$0.00**

Year	Due
2025	**$0.00**
2024	$0.00
2023	$0.00
2022	$0.00
2021	$0.00

Payment Options

This Bill:	$0.00
All Bills:	$0.00
Cart Amount:	$0.00

Bill 379105 -- No Amount Due

Pay All Bills

Print Bill / Receipt

PublicSoft © 2026 - Powered by Phenix.net

(2.26.1004.3)

Parcel Summary (as of 14-Oct-2026)

Parcel Number
23-31-15-64136-000-0020

Owner Name
RONDEZVOUSWESTRENTALS LLC

Property Use
0430 Condominium

Site Address
245 110TH AVE
TREASURE ISLAND, FL 33706

Mailing Address
1915 S ATLANTIC AVE APT 301
COCOA BEACH, FL 32931-2204

Legal Description
110TH TREASURE ISLAND CONDO UNIT B

Current Tax District
TREASURE ISLAND (TI)

Year Built
2020

Living SF	Gross SF	Living Units	Buildings
3,650	3,650	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2028	No	0%	
2027	No	0%	
2026	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
21288/0086	$1,627,102	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	164/50

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$1,383,037	$1,383,037	$1,383,037	$1,383,037	$1,383,037

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	$1,192,928	$1,192,928	$1,192,928	$1,192,928	$1,192,928
2024	N	$1,479,675	$1,479,675	$1,479,675	$1,479,675	$1,479,675
2023	N	$1,595,252	$1,474,582	$1,474,582	$1,595,252	$1,474,582
2022	N	$1,522,206	$1,340,529	$1,340,529	$1,522,206	$1,340,529
2021	N	$1,218,663	$1,218,663	$1,218,663	$1,218,663	$1,218,663

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	16.4574	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
30-Nov-2020	$1,375,000	Q	I	BLUE LINE RESIDENTIAL 110TH LLC	RONDEZVOUSWESTRENTALS LLC	21288/0086
03-Apr-2018	$100	U	I	BLUE LINE RESIDENTIAL LLC	BLUE LINE RESIDENTIAL 110TH LLC	20018/0090

2026 Land Information

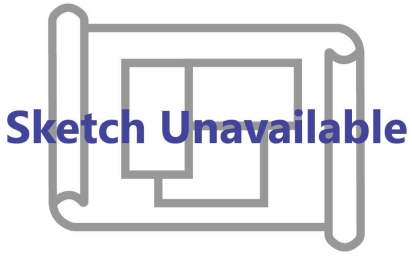
Land Area: ≅ 0 sf | ≅ 0.00 acres	Frontage and/or View: None	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
No Lands on Record.						

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Unit View	Bay
Unit Type	Corner
Balcony/porch	Open Porch
Unit Floor #	2
Unit Stories	2
Living Units	1
Year Built	2020
Building Type	Townhouse
Quality	Above Average
Exterior Walls	Masonry
Complex Amenities	Swimming Pool Marina

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	3,650	3,650
Total Area SF	**3,650**	**3,650**



2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
ELEV RES	$74,000.00	1	$74,000	$61,420	2020
MULTI PKG	$15,000.00	1	$15,000	$15,000	2020
PORCH	$13.00	65.0	$845	$845	2020
PORCH	$13.00	140.0	$1,820	$1,820	2020

Permit Data

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

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

Adam Ross
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

378663.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R495017		TI

THIS BILL IS FULLY PAID

245 110TH AVE TREASURE ISLAND 33706
110TH TREASURE ISLAND CONDO UNIT B

RONDEZVOUSWESTRENTALS LLC
1915 S ATLANTIC AVE APT 301
COCOA BEACH FL 32931-2204

29399 U.S. Highway 19 N, #200,Clearwater, FL 33761
(727)464-7777

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
GENERAL FUND	1,192,928	4.5423	0	1,192,928	5,418.64
HEALTH DEPARTMENT	1,192,928	0.0713	0	1,192,928	85.06
EMS	1,192,928	0.8050	0	1,192,928	960.31
SCHOOL-STATE LAW	1,192,928	3.0450	0	1,192,928	3,632.47
SCHOOL-LOCAL BD.	1,192,928	3.2480	0	1,192,928	3,874.63
SW FLA WTR MGMT.	1,192,928	0.1831	0	1,192,928	218.43
PINELLAS COUNTY PLN.CNCL.	1,192,928	0.0175	0	1,192,928	20.88
JUVENILE WELFARE BOARD	1,192,928	0.8250	0	1,192,928	984.17
TREASURE ISLAND	1,192,928	3.8129	0	1,192,928	4,548.52

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Pinellas County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	16.5501	AD VALOREM TAXES	19,743.11

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

NON AD VALOREM ASSESSMENTS	0.00

COMBINED TAXES AND ASSESSMENTS	19,743.11	See reverse side for important information

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	19,743.11	1,069.46	1,652.31	22,464.88	0.00

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Adam Ross
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

378663.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R495017		TI

THIS BILL IS FULLY PAID

245 110TH AVE TREASURE ISLAND 33706
110TH TREASURE ISLAND CONDO UNIT B

RONDEZVOUSWESTRENTALS LLC
1915 S ATLANTIC AVE APT 301
COCOA BEACH FL 32931-2204

DO NOT WRITE BELOW THIS PORTION

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	19,743.11	1,069.46	1,652.31	22,464.88	0.00

Receipt(s) 2026-952016769 on 08/28/26 for $22,464.88 by John Wanchisen

AGENDA ITEM NO.
VIII.2

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: October 21, 2026

SUBMITTED BY: James Dixon, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: OTHER NEW BUSINESS

SUBJECT:

HEALTH-007390-2026

5 Marina Terrace, Treasure Island, FL 33706
Skyview Heights 228 LLC

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
1. CODE BOARD AGENDA.pdf
2. Pcpao.pdf
3. TaxBill.pdf
4. EVIDENTIARY FACT SHEET 5 Marina Ter.pdf
5. CODE COMPLAINT FORM - 5 MARINA TER.PDF
6. Notice of Violation HEALTH-007390-2026.pdf
7. NOV photos 10.5.2026.pdf
8. Notarized affidavit of service NOV.pdf
9. NOH paper.pdf

cert 4 NOH.pdf
AOS NOTORY 5 Marina.pdf
NOH City Hall PDF.pdf
NOH Property PDF.pdf
pack pics 10.15.26.pdf
Presentation1.pdf
returned mail 5 marina.pdf

CODE BOARD MEETING
CITY OF TREASURE ISLAND
COMMISSION CHAMBERS
Agenda Report

Agenda Title Name: **CEB # HEALTH-007390-2026**
City of Treasure Island v. Skyview Heights 228 LLC
Address: 5 Marina Terrace, Treasure Island, Fl 33706

Action Request: **N/A**

Strategic Objective: **N/A**

Date: **October 21, 2026**

Prepared By: **Tina Cunningham, Code Compliance Inspector**

Through: James Dixon, Code Enforcement Supervisor
Sergio Purrinos, Community Development Director

Summary of Issue: First Hearing for Code Case

Attachments:

1. Notices
2. Evidence

Parcel Summary (as of 06-Oct-2026)

Parcel Number
25-31-15-66114-000-0050

Owner Name
SKYVIEW HEIGHTS 228 LLC

Property Use
0110 Single Family Home

Site Address
5 MARINA TER
TREASURE ISLAND, FL 33706

Mailing Address
7918 EL CAJON BLVD
LA MESA, CA 91942-6719

Legal Description
PARADISE ISLAND 3RD ADD LOT 5

Current Tax District
TREASURE ISLAND (TI)

Year Built
1962

Living SF	Gross SF	Living Units	Buildings
2,836	3,519	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2028	No	0%	
2027	No	0%	
2026	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
23439/2203	$1,035,800	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	50/17

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$884,871	$884,871	$884,871	$884,871	$884,871

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	$885,554	$885,554	$885,554	$885,554	$885,554
2024	N	$1,289,937	$1,289,937	$1,289,937	$1,289,937	$1,289,937
2023	Y	$1,382,352	$982,269	$932,269	$957,269	$932,269
2022	Y	$953,659	$953,659	$903,659	$928,659	$903,659
2021	Y	$763,016	$463,728	$413,728	$438,728	$413,728

Adam Ross, CFC
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

186770.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R275831		TI

THIS BILL IS FULLY PAID

5 MARINA TER TREASURE ISLAND 33706
PARADISE ISLAND 3RD ADD LOT 5

SKYVIEW HEIGHTS 228 LLC
7918 EL CAJON BLVD
LA MESA CA 91942

29399 U.S. Highway 19 N, #200,Clearwater, FL 33761
(727)464-7777

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
GENERAL FUND	885,554	4.5423	0	885,554	4,022.45
HEALTH DEPARTMENT	885,554	0.0713	0	885,554	63.14
EMS	885,554	0.8050	0	885,554	712.87
SCHOOL-STATE LAW	885,554	3.0450	0	885,554	2,696.51
SCHOOL-LOCAL BD.	885,554	3.2480	0	885,554	2,876.28
SW FLA WTR MGMT.	885,554	0.1831	0	885,554	162.14
PINELLAS COUNTY PLN.CNCL.	885,554	0.0175	0	885,554	15.50
JUVENILE WELFARE BOARD	885,554	0.8250	0	885,554	730.58
TREASURE ISLAND	885,554	3.8129	0	885,554	3,376.53

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Pinellas County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	16.5501	AD VALOREM TAXES	14,656.00

NON AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	RATE	AMOUNT

SAVE TIME PAY ONLINE @ https://pinellastaxcollector.gov

NON AD VALOREM ASSESSMENTS	0.00
COMBINED TAXES AND ASSESSMENTS	14,656.00

See reverse side for important information

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	14,656.00	-439.68	0.00	14,216.32	0.00

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Adam Ross, CFC
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

186770.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R275831		TI

THIS BILL IS FULLY PAID

5 MARINA TER TREASURE ISLAND 33706
PARADISE ISLAND 3RD ADD LOT 5

SKYVIEW HEIGHTS 228 LLC
7918 EL CAJON BLVD
LA MESA CA 91942

DO NOT WRITE BELOW THIS PORTION

Paid In Full	Taxes	Discount / Interest	Fees	Payments	Amount Due
	14,656.00	-439.68	0.00	14,216.32	0.00

Receipt(s) 2025-952104500 on 12/12/25 for $14,216.32 by Anne M Maurer

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 # HEALTH-007390-2026

1. Address of Violation:

   5 Marina Ter, Treasure Island, FL 33706

2. Property Description:

   Use: 0110 Single Family Home
   Zoning District: RU-75
   Parcel #: 23-31-15-66114-000-0050
   Legal Description: PARADISE ISLAND 3RD ADD LOT 5

3. Description of Violations

   - Broken or missing safety barrier around pool
   - Debris/Trash/Rubble on property
   - Work done without a permit including but not limited to installation of new dock
   - Grass and weeds over 6”
   - Unmaintained pool creating stagnant water that is conducive to the breeding of mosquitoes

4. Code Provisions Violated

   Sec. 8-1.- Building codes-Adopted

   (a)The city hereby adopts and incorporates by reference herein the Florida Building Code, and all specific volumes and standards contained therein, promulgated by the state building commission pursuant to F.S. Ch. 553, pt. IV, as amended from time to time. The provisions of this section govern the administration and enforcement of the Florida Building Code within the municipal limits of the city. The codes are hereby adopted by reference as if set out at length in this section.
   (!)Florida Building Code-Building, 2020 Edition, as may be amended from time to time. (2) Florida Building Code-Residential, 2020 Edition, as may be amended from time to time R4501.17 .1 Outdoor swimming pools. Outdoor swimming pools shall be provided with a barrier complying withR4501.17.1 throughR4501.17.1 .14

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.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.

Sec. 68-495 Minimum property standards
The purpose of minimum property standards is to eliminate nuisances that detract from the public health and safety and aesthetic quality of the community. The following requirements are required as minimum property standards:
Nuisances. The exterior of the premises and of all structures shall be kept free of all nuisances and hazards to residents, occupants and pedestrians utilizing the premises, and free of unsanitary conditions in accordance with the following requirements:
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**.

Sec.D-Corrective Action Due by: 12:00 PM on Sept 24, 2026
•Apply for and obtain an issued permit to install the required safety barrier around pool
•Trim all grass and weeds to 6" or less. Remove all trash and rubble from property.
•Apply for and obtain issued permits, complete and pass all required inspections
•Maintain the pool in such a way as to eliminate stagnant water and the possibility of creating a breeding ground for mosquitoes
•Repair or replace broken glass/windows and all other conditions reflective of inadequate maintenance or deterioration such as but not limited to peeling paint, crumbling concrete.

If the corrective action set forth above is not taken by 12:00 PM on September 24, 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.**

5. Staff Actions
    a. Received code complaint – 09/16/2026
    b. Conducted site inspection – 09/17/2026
    c. Notice of Violation- (1)HEALTH, Condition of pool and safety Barrier 09/17/2026
        - Pictures taken - 09/17/2026, 10/08/2026, 10/12/2026
        - Affidavit of Service-09/17/2026
        - Proof of ownership-09/17/2026
            - PCPAO Printout
            - Pinellas County Tax Collector
    d. Notice of Hearing
        - Affidavit of Service- 10/08/2026
        - Proof of Property Ownership- 10/08/2026
            - PCPAO printout
            - Pinellas County Tax Collector

6. Staff Recommendation:

Staff recommends the property owner be found as a First-Time Violator of The City of Treasure Island Code of Ordnances Sections 8-1, 18-37, 68-495, 66-104.1, and required to complete the following steps.

- Life Safety – Unfenced Pool: Install a compliant barrier/fence around the pool in accordance with applicable life-safety requirements within 10 days.
- Minimum Property Standards: Correct all minimum property standard deficiencies and bring the premises into compliance within 30 days.
- Nuisances: Abate all identified nuisance conditions on the property within 30 days.

- Unpermitted Dock Work: Obtain all required permits for the dock within 30 days.

Staff further recommends that failure to achieve full compliance with any of the above by the applicable deadline will result in a daily fine of $250 per day for each day of non-compliance until compliance is achieved, plus any applicable administrative fees and costs of enforcement.

7. Proposed Motion:

In the case HEALTH-007390-2026, 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, Skyview Heights 228 LLC, is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 8-1, Sec.18-37, Sec. 66-104.1, Sec. 68-495, is ordered to:

1. Install a compliant barrier/fence around the pool in accordance with applicable life-safety requirements within ten (10) days of the date of this Order.
2. Correct all minimum property standard deficiencies and bring the premises into compliance within thirty (30) days of the date of this Order.
3. Abate all identified nuisance conditions on the property within thirty (30) days of the date of this Order.
4. Obtain all required permits for the dock work within thirty (30) days of the date of this Order.

Failure to Comply:
If the Respondent fails to achieve full compliance with any of the above by the applicable deadline, the Respondent shall be assessed a daily fine of Two Hundred Fifty Dollars ($250.00) per day for each day of non-compliance thereafter until full compliance is achieved, plus any applicable administrative fees and costs of enforcement.

City of Treasure Island, Florida

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

CODE COMPLIANCE COMPLAINT FORM

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

REPORTING PARTY INFORMATION

*Name: Tim Bradford Date 9/16/2026

*Address of Reporting Party: 4 Marina Ter Treasure Island FL

Location of Alleged Violation: 5 Marina Ter Treasure Island FL

Phone Number: 727-798-7526 Email: TimBradford7168@gmail.com

Complaint: Abandoned or dilapidated property, excessive weeds, pool is half filled with black water and is being overrun by mosquitos rats. Property has been abandon from work for apprx 8 weeks. Loose construction debris in back yard and frequently blows into the water with storms.

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

If yes please sign: _____

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

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

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. **HEALTH-007390-2026**

Oct 5th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 228 LLC
c/o Mitchell Pomeroy
5 Marina Ter
Treasure Island, FL 33706

Skyview Heights 228 LLC
c/o Mitchell Pomeroy
1309 Coffeen Ave
STE 1200
Sheridan, WY 82801

Skyview Heights 228 LLC
c/o Mitchell Pomeroy
7918 El Cajon BLVD
STE N266
La Mesa, Ca 91942-6719

Skyview Heights 228 LLC
c/o Mitchell Pomeroy
Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v. Skyview Heights 228 LLC & Mitchell Pomeroy
Dear **Skyview Heights 228 LLC & Mitchell Pomeroy,**

Please be advised that your property located at 5 Marina Ter. Treasure Island, FL 33706, is in violation of 8-1, 18-37, 66-104.1, 68-495 of the City of Treasure Island Code of Ordinances and the Florida Building Code R4501.17.1.

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: 5 Marina Ter., Treasure Island, FL 33706
Property Description: 0110 Single Family Home (Per PCPAO):
Zoning District: Residential Medium (RU-75)
Parcel #: 25-31-15-66114-000-0050
Legal Description: PARADISE ISLAND 3RD ADD LOT 5

Section B-Description of Violations

- Debris//Trash/Rubble on property
- Grass and weeds over 6"
- Work done without a permit
- Unmaintained pool creating stagnant water that is conducive to the breeding of mosquitoes
- Broken or missing safety barrier around pool

Section C- Code Provisions Violated

Sec. 8-1. - Building codes—Adopted.

(a)The city hereby adopts and incorporates by reference herein the Florida Building Code, and all specific volumes and standards contained therein, promulgated by the state building commission pursuant to F.S. Ch. 553, pt. IV, as amended from time to time. The provisions of this section shall govern the administration and enforcement of the Florida Building Code within the municipal limits of the city. The codes are hereby adopted by reference as if set out at length in this section.

(1)Florida Building Code—Building, 2020 Edition, as may be amended from time to time.

(2)Florida Building Code—Residential, 2020 Edition, as may be amended from time to time

R4501.17.1 Outdoor swimming pools. Outdoor swimming pools shall be provided with a barrier complying with R4501.17.1 through R4501.17.1 .14

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. 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.

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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.**

Section D- Corrective Action Due by: 12:00 PM on October 8th, 2026

- Remove all debris, trash, rubble from property
- Trim all grass and weeds to 6" or less
- Apply for and obtain issued permits, complete and pass all required inspections
- Apply for and obtain an issued permit to install the required safety barrier around pool
- Maintain the pool in such a way as to eliminate stagnant water and the possibility of creating a breeding ground for mosquitoes
- Repair or replace broken glass/windows and all other conditions reflective of inadequate maintenance or deterioration such as but not limited to peeling paint, excess sand, crumbling concrete.

If the corrective action set forth above is not taken by 12:00 PM on October 8th, 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,



Tina Cunningham
Code Compliance Inspector
City of Treasure Island
727-313-1229

Oct 5, 2026 at 3:25:41 PM
5 Marina Terr
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. **HEALTH-007390-2026**

Oct 5th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 228 LLC
c/o Mitchell Pomeroy
5 Marina Ter
Treasure Island, FL 33706

Skyview Heights 228 LLC
c/o Mitchell Pomeroy
7918 El Cajon BLVD
STE N266
La Mesa, Ca 91942-6719

Skyview Heights 228 LLC
c/o Mitchell Pomeroy
1309 Coffeen Ave
STE 1200
Sheridan, WY 82801

Skyview Heights 228 LLC
c/o Mitchell Pomeroy
Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v. Skyview Heights 228 LLC & Mitchell Pomeroy

Dear **Skyview Heights 228 LLC & Mitchell Pomeroy,**

Please be advised that your property located at 5 Marina Ter. Treasure Island, FL 33706, is in violation of 8-1, 18-37, 66-104.1, 68-495 of the City of Treasure Island Code of Ordinances and the Florida Building Code R4501.17.1.

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: 5 Marina Ter., Treasure Island, FL 33706
Property Description: 0110 Single Family Home (Per PCPAO):
Zoning District: Residential Medium (RU-75)
Parcel #: 25-31-15-66114-000-0050
Legal Description: PARADISE ISLAND 3RD ADD LOT 5

Oct 5, 2026 at 11:42:43 AM
4 Marina Terr
Treasure Island FL 33706
United States

Oct 5, 2026 at 11:43:23 AM
4 Marina Terr
Treasure Island FL 33706
United States

Oct 5, 2026 at 11:43:30 AM
4 Marina Terr
Treasure Island FL 33706
United States

Oct 5, 2026 at 11:43:41 AM
4 Marina Terr
Treasure Island FL 33706
United States

Oct 5, 2026 at 11:45:05 AM
4 Marina Terr
Treasure Island FL 33706
United States

Oct 5, 2026 at 11:45:24 AM
5 Marina Terr
Treasure Island FL 33706
United States

Oct 5, 2026 at 11:45:27 AM
5 Marina Terr
Treasure Island FL 33706
United States

Oct 5, 2026 at 2:58:57 PM
10451 Gulf Blvd
Treasure Island, FL 33706
United States
Treasure Island City Hall

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. **HEALTH-007390-2026**

Oct 5th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 228 LLC
c/o Mitchell Pomeroy
5 Marina Ter
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Skyview Heights 228 LLC
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1309 Coffeen Ave
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Zoning District: Residential Medium (RU-75)
Parcel #: 25-31-15-66114-000-0050
Legal Description: PARADISE ISLAND 3RD ADD LOT 5

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
HEALTH-007390-2026

I hereby certify that a copy of the Notice of Violation was served on Oct 5th , 2026, by Tina Cunningham via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Skyview Heights 228 LLC c/o Mitchell Pomeroy 5 Marina Ter Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1623 6360 00 (Receipt Attached)

Skyview Heights 228 LLC c/o Mitchell Pomeroy 7918 El Cajon BLVD STE N266 La Mesa, Ca 91942-6719 Certified Number 9214 8902 9562 6590 1623 6366 73 (Receipt Attached)

Skyview Heights 228 LLC c/o Mitchell Pomeroy 1309 Coffeen Ave STE 1200 Sheridan WY, 82801 Certified Number 9214 8902 9562 6590 1623 6367 72 (receipt attached)

Skyview Heights 228 LLC c/o Mitchell Pomeroy Tallahassee Courier Services 94 Pine Needle Trace Monticello, FL 32344 Certified Number 9214 8902 9562 6590 1623 6368 88 (receipt attached)

x Posting on the property at: 5 Marina Ter Treasure Island FL 33706 (Picture Attached)

x Posting at City Hall by Tina Cunningham (Picture Attached).

By:

Tina Cunningham
Code Compliance Inspector
City of Treasure Island, FL

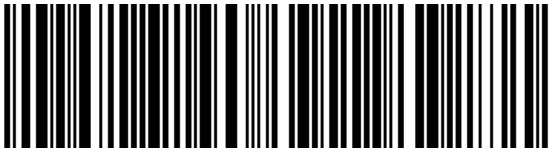
State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 5th day of October 2026 by Tina Cunningham is personally known to me or has produced as identification.

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

Emily Ellis
Notary Public

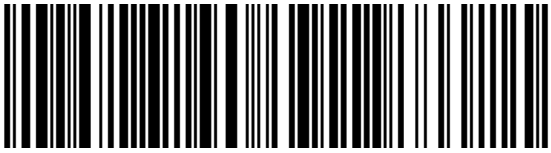
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 6360 00

Mitchell Pomeroy
Skyview Heights 228 LLC
5 Marina Ter
Treasure Island FL 33706

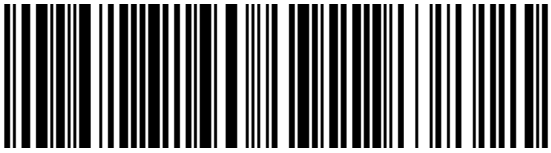
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 6366 73

Mitchell Pomeroy
Skyview Heights 228 LLC
Tallahassee Courier Services LLC 94 Pine Needle Trace
Monticello FL 32344

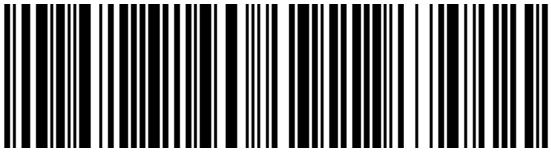
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 6367 72

Mitchell Pomeroy
Skyview Heights 228 LLC
1309 Coffeen Ave STE 1200
Sheridan WY 82801

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 6368 88

Mitchell Pomeroy
Skyview Heights 228 LLC
7918 El Cajon BLVD STE N266
La Mesa CA 91942-6719

Oct 5, 2026 at 2:58:57 PM
10451 Gulf Blvd
Treasure Island, FL 33706
United States
Treasure Island City Hall

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. **HEALTH-007390-2026**

Oct 5th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 228 LLC
c/o Mitchell Pomeroy
5 Marina Ter
Treasure Island, FL 33706

Skyview Heights 228 LLC
c/o Mitchell Pomeroy
1309 Coffeen Ave
STE 1200
Sheridan, WY 82801

Skyview Heights 228 LLC
c/o Mitchell Pomeroy
7918 El Cajon BLVD
STE N266
La Mesa, Ca 91942-6719

Skyview Heights 228 LLC
c/o Mitchell Pomeroy
Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v. Skyview Heights 228 LLC & Mitchell Pomeroy

Dear **Skyview Heights 228 LLC & Mitchell Pomeroy,**

Please be advised that your property located at 5 Marina Ter. Treasure Island, FL 33706, is in violation of 8-1, 18-37, 66-104.1, 68-495 of the City of Treasure Island Code of Ordinances and the Florida Building Code R4501.17.1.

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: 5 Marina Ter., Treasure Island, FL 33706
Property Description: 0110 Single Family Home (Per PCPAO):
Zoning District: Residential Medium (RU-75)
Parcel #: 25-31-15-66114-000-0050
Legal Description: PARADISE ISLAND 3RD ADD LOT 5

Oct 5, 2026 at 3:25:41 PM
5 Marina Terr
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
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Code Enforcement
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c/o Mitchell Pomeroy
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Sheridan, WY 82801

Skyview Heights 228 LLC
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Property Description: 0110 Single Family Home (Per PCPAO):
Zoning District: Residential Medium (RU-75)
Parcel #: 25-31-15-66114-000-0050
Legal Description: PARADISE ISLAND 3RD ADD LOT 5

Oct 8, 2026 at 2:26:07 PM
5 Marina Terr
Treasure Island FL 33706
United States

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

City of Treasure Island, Florida
Code Enforcement
Case No. HEALTH-007390-2026

Notice Of Hearing
(First Offense)

Oct 8, 2026

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c/o Mitchell Pomeroy
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Treasure Island, FL 33706

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10451 Gulf Blvd., Treasure Island, FL 33706
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www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. HEALTH-007390-2026

Sept 24, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Reggie Sharkus
9301 W Gulf BLVD
Treasure Island FL 33706

RE: Notice of Violation, City of Treasure Island v. Reggie Sharkus

Oct 8, 2026 at 1:45:18 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
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City of Treasure Island, Florida
Code Enforcement
Case No. HEALTH-007390-2026

Notice Of Hearing
(First Offense)

Oct 8, 2026

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c/o Mitchell Pomeroy
5 Marina Ter
Treasure Island, FL 33706

Skyview Heights 228 LLC
c/o Mitchell Pomeroy
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STE 1200
Sheridan, WY 82801

Skyview Heights 228 LLC
c/o Mitchell Pomeroy
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STE N266
La Mesa, Ca 91942-6719

Skyview Heights 228 LLC
c/o Mitchell Pomeroy
Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

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Oct 12, 2026 at 4:00:49 PM
20 Marina Terr
Treasure Island FL 33706
United States

Oct 12, 2026 at 4:00:56 PM
20 Marina Terr
Treasure Island FL 33706
United States

Oct 12, 2026 at 4:01:13 PM
5 Marina Terr
Treasure Island FL 33706
United States

Oct 12, 2026 at 4:01:22 PM
5 Marina Terr
Treasure Island FL 33706
United States


Oct 12, 2026 at 4:06:18 PM
4 Marina Terr
Treasure Island FL 33706
United States

Oct 12, 2026 at 4:06:21 PM
4 Marina Terr
Treasure Island FL 33706
United States

Oct 12, 2026 at 4:06:23 PM
4 Marina Terr
Treasure Island FL 33706
United States

Oct 12, 2026 at 4:06:42 PM
4 Marina Terr
Treasure Island FL 33706
United States

Oct 12, 2026 at 4:06:43 PM
4 Marina Terr
Treasure Island FL 33706
United States

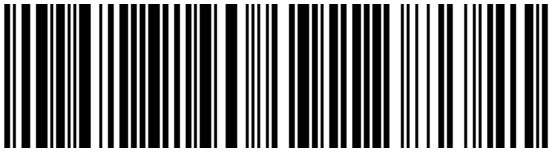
Oct 12, 2026 at 4:06:47 PM
4 Marina Terr
Treasure Island FL 33706
United States

Oct 12, 2026 at 4:06:49 PM
4 Marina Terr
Treasure Island FL 33706
United States

Oct 12, 2026 at 4:06:55 PM
4 Marina Terr
Treasure Island FL 33706
United States


Oct 12, 2026 at 4:07:33 PM
4 Marina Terr
Treasure Island FL 33706
United States

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 7835 75

Mitchell pomeroy
Skyview Heights 228 LLC
Tallahassee Courier Services LLC 94 Pine Needle Trace
Monticello FL 32344

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
HEALTH-007390-2026

I hereby certify that a copy of the Notice of Hearing was served on Oct 8th , 2026, by Tina Cunningham via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Skyview Heights 228 LLC c/o Mitchell Pomeroy 5 Marina Ter Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1623 7829 50 (Receipt Attached)

Skyview Heights 228 LLC c/o Mitchell Pomeroy 7918 El Cajon BLVD STE N266 La Mesa, Ca 91942-6719 Certified Number 9214 8902 9562 6590 1623 7834 07 (Receipt Attached)

Skyview Heights 228 LLC c/o Mitchell Pomeroy 1309 Coffeen Ave STE 1200 Sheridan WY, 82801 Certified Number 9214 8902 9562 6590 1623 7834 69 (receipt attached)

Skyview Heights 228 LLC c/o Mitchell Pomeroy Tallahassee Courier Services 94 Pine Needle Trace Monticello, FL 32344 Certified Number 9214 8902 9562 6590 1623 7835 75 (receipt attached)

x Posting on the property at: 5 Marina Ter Treasure Island FL 33706 (Picture Attached)

x Posting at City Hall by Tina Cunningham (Picture Attached).

By:

Tina Cunningham
Code Compliance Inspector
City of Treasure Island, FL

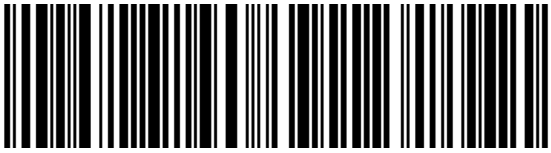
State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 8th day of October 2026 by Tina Cunningham is personally known to me or has produced as identification.

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

Emily Ellis
Notary Public

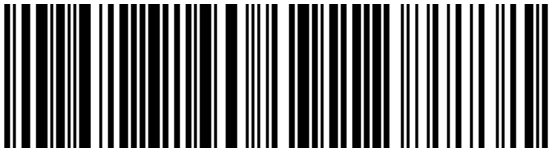
City of Treasure Island
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9214 8902 9562 6590 1623 7829 50

Mitchell pomeroy
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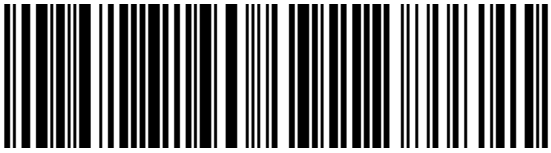
City of Treasure Island
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9214 8902 9562 6590 1623 7834 07

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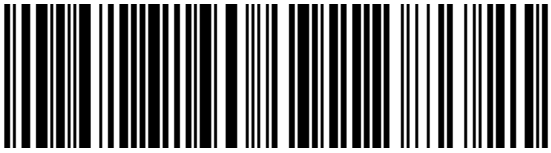
City of Treasure Island
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9214 8902 9562 6590 1623 7834 69

Mitchell pomeroy
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1309 Coffeen Ave
Sheridan WY 82801

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 7835 75

Mitchell pomeroy
Skyview Heights 228 LLC
Tallahassee Courier Services LLC 94 Pine Needle Trace
Monticello FL 32344

Sept 24, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Reggie Sharkus
9301 W Gulf BLVD
Treasure Island FL 33706

RE: Notice of Violation, City of Treasure Island v. Reggie Sharkus

Oct 8, 2026 at 1:45:18 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

City of Treasure Island, Florida

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www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. HEALTH-007390-2026

Notice Of Hearing
(First Offense)

Oct 8, 2026

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STE N266
La Mesa, Ca 91942-6719

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Monticello, FL 32344

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Oct 8, 2026 at 2:26:07 PM
5 Marina Terr
Treasure Island FL 33706
United States

City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
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Case No. **HEALTH-007390-2026**

Oct 5th, 2026

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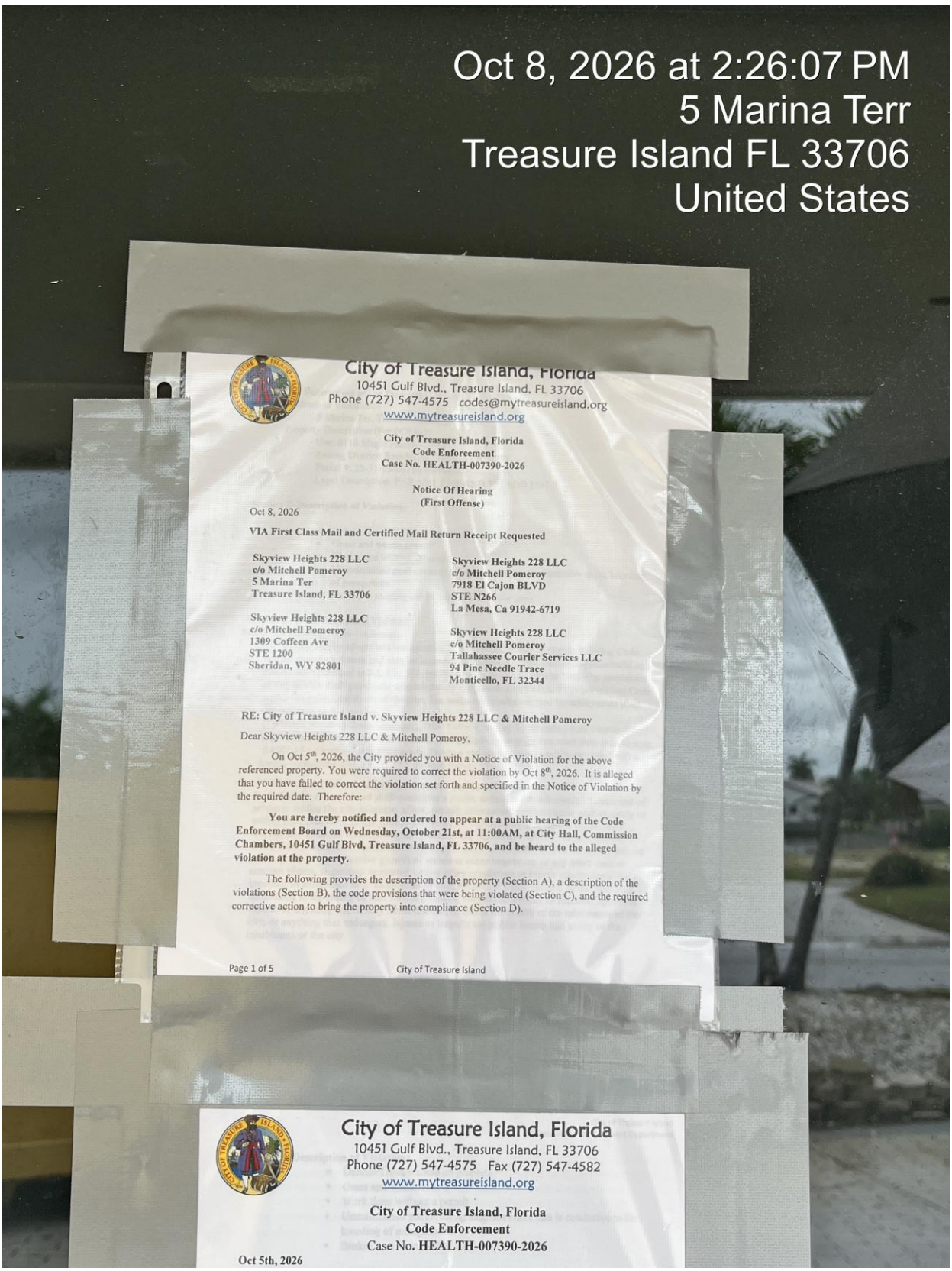
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Code Enforcement
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Oct 5th, 2026

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Oct 12, 2026 at 4:06:55 PM
4 Marina Terr
Treasure Island FL 33706
United States

Oct 12, 2026 at 4:07:33 PM
4 Marina Terr
Treasure Island FL 33706
United States

CODE BOARD MEETING
CITY OF TREASURE ISLAND
COMMISSION CHAMBERS
Agenda Report

Agenda Title Name: **CEB # HEALTH-007390-2026**
City of Treasure Island v. Skyview Heights 228 LLC
Address: 5 Marina Terrace, Treasure Island, Fl 33706

Action Request: **N/A**

Strategic Objective: **N/A**

Date: **October 21, 2026**

Prepared By: **Tina Cunningham, Code Compliance Inspector**

Through: James Dixon, Code Enforcement Supervisor
Sergio Purrinos, Community Development Director

Summary of Issue: First Hearing for Code Case

Attachments:

1. **Notices**
2. **Evidence**


Find add
25
2
3
Marina Ter
25
4
5
23
22
6
21
7
20
8

Pinellas County Property Appraiser - www.pcpao.gov Generated on 10/06/2026 11:09 AM

Parcel Summary (as of 06-Oct-2026)

Parcel Number
25-31-15-66114-000-0050

Owner Name
SKYVIEW HEIGHTS 228 LLC

Property Use
0110 Single Family Home

Site Address
5 MARINA TER
TREASURE ISLAND, FL 33706

Mailing Address
7918 EL CAJON BLVD
LA MESA, CA 91942-6719

Legal Description
PARADISE ISLAND 3RD ADD LOT 5

Current Tax District
TREASURE ISLAND (TI)

Year Built
1962

Living SF	Gross SF	Living Units	Buildings
2,836	3,519	1	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2028	No	0%	
2027	No	0%	
2026	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

Adam Ross, CFC
Pinellas County Tax Collector

2025 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

186770.0000

PARCEL NUMBER	ESCROW CD	Millage Code
R275831		TI

THIS BILL IS FULLY PAID

5 MARINA TER TREASURE ISLAND 33706
PARADISE ISLAND 3RD ADD LOT 5

SKYVIEW HEIGHTS 228 LLC
7918 EL CAJON BLVD
LA MESA CA 91942

29399 U.S. Highway 19 N, #200,Clearwater, FL 33761
(727)464-7777

AD VALOREM TAXES

TAXING AUTHORITY	ASSESSED VALUE	MILLAGE RATE	EXEMPTION AMOUNT	TAXABLE AMOUNT	TAXES LEVIED
GENERAL FUND	885,554	4.5423	0	885,554	4,022.45
HEALTH DEPARTMENT	885,554	0.0713	0	885,554	63.14
EMS	885,554	0.8050	0	885,554	712.87
SCHOOL-STATE LAW	885,554	3.0450	0	885,554	2,696.51
SCHOOL-LOCAL BD.	885,554	3.2480	0	885,554	2,876.28
SW FLA WTR MGMT.	885,554	0.1831	0	885,554	162.14
PINELLAS COUNTY PLN.CNCL.	885,554	0.0175	0	885,554	15.50
JUVENILE WELFARE BOARD	885,554	0.8250	0	885,554	730.58
TREASURE ISLAND	885,554	3.8129	0	885,554	3,376.53

IMPORTANT: All exemptions do not apply to all taxing authorities. Please contact the Pinellas County Property Appraiser for exemption/assessment questions.

TOTAL MILLAGE	16.5501	AD VALOREM TAXES	14,656.00

NON-AD VALOREM ASSESSMENTS

Code Sections Violated:

- Sec. 8-1.- Building Codes-Adopted
- Sec. 18-37- Unhealthful accumulations declared a public nuisance
- Sec. 66-104.1- Permits Required
- Sec. 68-495- Minimum Property Standards

Notice of Violation

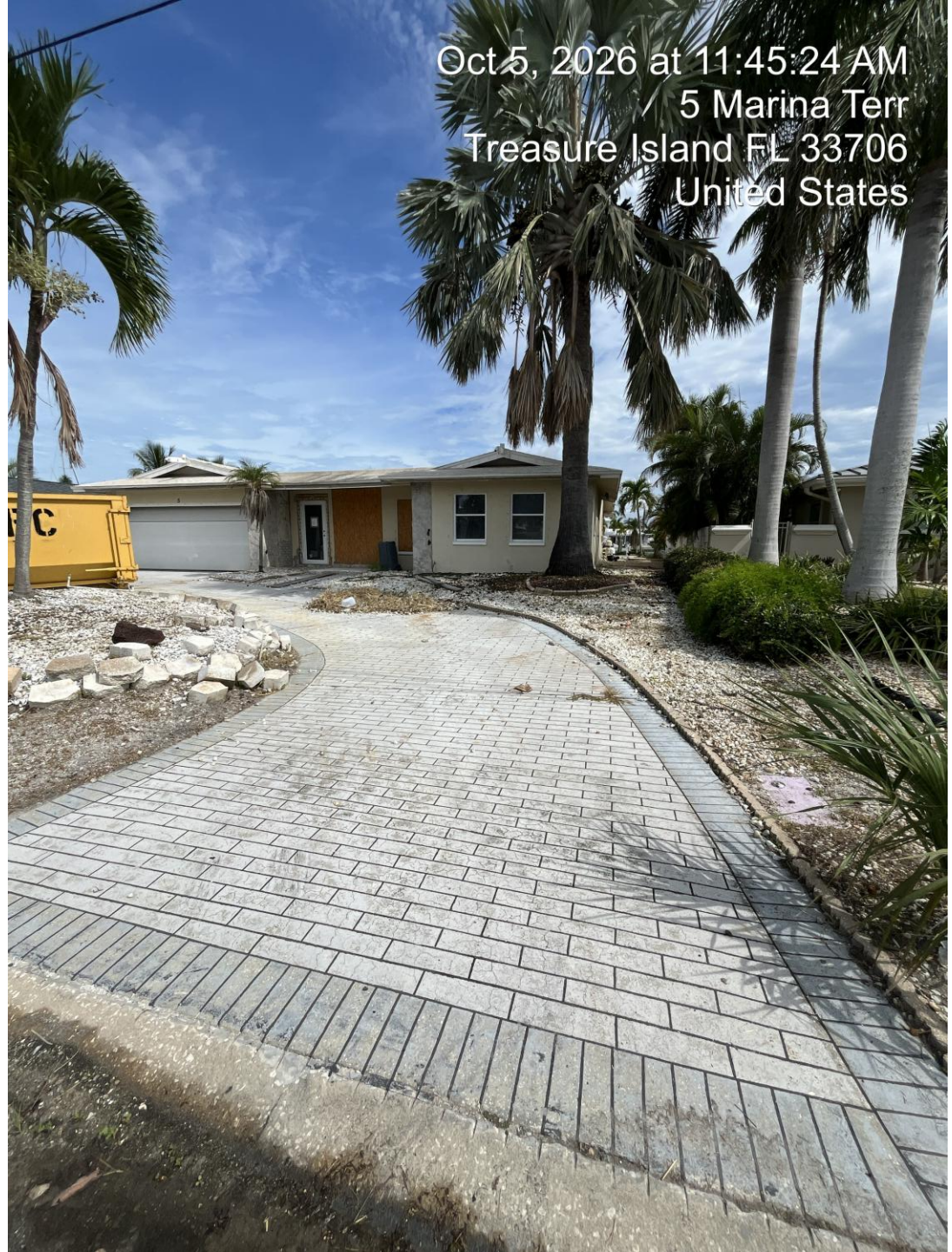
- NOV for CODE CASE #HEALTH-007390-2026 posted and mailed to addresses on Sept 17,2026
- Proof of Property Ownership
  - PCPAO
  - Tax Collector
- Affidavit of Service
- Section # 8-1,18-37,66-104.1,68-495
- Pictures


Oct 5, 2026 at 11:42:59 AM
4 Marina Terr
Treasure Island FL 33706
United States


Oct 5, 2026 at 11:43:23 AM
4 Marina Terr
Treasure Island FL 33706
United States


Oct 5, 2026 at 11:43:30 AM
4 Marina Terr
Treasure Island FL 33706
United States


Oct 5, 2026 at 11:43:34 AM
4 Marina Terr
Treasure Island FL 33706
United States


Oct 5, 2026 at 11:45:24 AM
5 Marina Terr
Treasure Island FL 33706
United States

Staff Enforcement Actions:

- Received code complaint – 09/16/2026
- Conducted site inspection – 09/17/2026
- Notice of Violation- (1)HEALTH, Condition of pool and safety Barrier 09/17/2026
  - Pictures taken - 09/17/2026, 10/08/2026, 10/12/2026
  - Affidavit of Service-09/17/2026
  - Proof of ownership-09/17/2026
  - PCPAO Verification
  - Pinellas County Verification
- Notice of Hearing
  - Affidavit of Service- 10/08/2026
  - Proof of Property Ownership- 10/08/2026
  - PCPAO Verification
  - Pinellas County Verification

Staff Recommendation

Staff recommends the property owner be found as a First-Time Violator of The City of Treasure Island Code of Ordnances Sections 8-1, 18-37, 68-495, 66-104.1, and required to complete the following steps.

- Life Safety – Unfenced Pool: Install a compliant barrier/fence around the pool in accordance with applicable life-safety requirements within 10 days.
- Minimum Property Standards: Correct all minimum property standard deficiencies and bring the premises into compliance within 30 days.
- Nuisances: Abate all identified nuisance conditions on the property within 30 days.
- Unpermitted Dock Work: Obtain all required permits for the dock within 30 days.
- Staff further recommends that failure to achieve full compliance with any of the above by the applicable deadline will result in a daily fine of $250 per day for each day of non-compliance until compliance is achieved, plus any applicable administrative fees and costs of enforcement.

Proposed Motion

In the case HEALTH-007390-2026, 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, Skyview Heights 228 LLC, is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 8-1, Sec.18-37, Sec. 66-104.1, Sec. 68-495, is ordered to:

- Install a compliant barrier/fence around the pool in accordance with applicable life-safety requirements within ten (10) days of the date of this Order.
- Correct all minimum property standard deficiencies and bring the premises into compliance within thirty (30) days of the date of this Order.
- Abate all identified nuisance conditions on the property within thirty (30) days of the date of this Order.
- Obtain all required permits for the dock work within thirty (30) days of the date of this Order.

CERTIFIED MAIL™

TAMPA FL 335
6 OCT 2026 PM 4 L

US POSTAGE
$009.24⁰
First-Class - IMI
ZIP-33706
10/05/2026
036B 0011823425

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706

9214 8902 9562 6590 1623 6360 00

Mitchell Pomeroy
Skyview Heights 228 LLC
5 Marina Ter
Treasure Island FL 33706

NIXIE 321 FE 1 0010/11/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33706481451 *2101-06797-06-43

ANK
33706>4814
33706-120305

TREASURE ISLAND
FLORIDA

10451 Gulf Blvd.
Treasure Island, FL. 33706

TAMPA FL 335
6 OCT 2026 PM 4 L

US POSTAGE
$000.78⁰
First-Class - IMI
ZIP 33706
10/05/2026
036B 0011823425

Skyview Heights 228 LLC
c/o Mitchell Pomeroy
5 Marina
Treasure

NIXIE 321 FE 1 0010/11/26
RETURN TO SENDER
ATTEMPTED - NOT KNOWN
UNABLE TO FORWARD
BC: 33706481451 *2101-06793-06-43

ANK
33706>4815
33706-120305

377