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

MEETING NOTICE AND AGENDA

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. CELL PHONE ANNOUNCMENT

IV. EXPLANATION OF HEARING PROCEDURES

V. EXPARTE` COMMUNICATION DISCLOSURE

VI. OLD BUSINESS

VI.1 POOLMAINT-006456-2025 245 110TH AVENUE RONDEZVOUSWESTRENTALS LLC

1. Signed Orders.pdf
2. Affidavit of Compliance.pdf
3. Photos 10.29.26.pdf
4. Notice of Hearing Status 2 POOLMAINT-006456-2025.pdf
5. NOH posting photos 11.4.26.pdf
6. AOS Notice of Hearing Status 2 POOLMAINT-006456-2025.pdf
7. PCPAO.pdf
8. Tax Collector.pdf

245 110th Ave CEB Presentation.pdf

VI.2 SWO-007173-2026
172 107TH AVENUE
JON M TRE ROWLAND, ROWLAND FAMILY REV TRUST

1. Signed Orders.pdf
2. NOH Status 2 SWO-007173-2026 (172 107TH AVE TREASURE ISLAND, FL 33706).pdf
3. AOS NOH Status 2 SWO-007173-2026 (172 107TH AVE TREASURE ISLAND, FL 33706).pdf
4. NOH posting photos 11.4.26.pdf
5. Affidavit of Compliance.pdf

6. PCPAO.pdf
7. Tax Bill.pdf
8. 172 107th Ave CEB Presentation.pdf

VII. NEW BUSINESS

VII.1LANDSCAPE-007283-2026 Skyview Heights 116 LLC 11755 7th St E, Treasure Island, FL 33706

1 Evidentiary Fact Sheet.pdf
2 Section 18-37.pdf
3 Section 68-495.pdf
4a NOV LANDSCAPE-007283-2026 (11755 7TH ST TREASURE ISLAND, FL 33706).pdf
5 NOV Affidavit of Service LANDSCAPE-007283-2026 (11755 7TH ST TREASURE ISLAND, FL 33706).pdf
6 NOV posting photos 10.27.26.pdf
7 NOH LANDSCAPE-007283-2026 (11755 7TH ST TREASURE ISLAND, FL 33706).pdf
8 NOH Affidavit of Service LANDSCAPE-007283-2026 (11755 7TH ST TREASURE ISLAND, FL 33706).pdf
9 NOH posting photos 11.6.2026.pdf
10 PCPAO.pdf
11 TaxBill_2026_168020 (1).pdf
14 Skyview Heights 116 LLC LANDSCAPE-007283-2026.pdf

VII.2LANDSCAPE-007263-2026 Skyview Heights 232 LLC 11975 4th St E, Treasure Island, FL 33706

1 Evidentiary Fact Sheet.pdf
2 Section 18-37.pdf
3 Section 68-495.pdf
4 Section 72-4.pdf
5 Section 116.1.pdf
6a NOV LANDSCAPE-007263-2026 11975 4th St E Treasure Island, FL.pdf
7 NOV Affidavit of Service LANDSCAPE-007263-2026 11975 4th St E Treasure Island, FL.pdf
8 NOV posting photos 10.1.26.pdf
9 NOH LANDSCAPE-007263-2026 11975 4th St E Treasure Island, FL.pdf
10 NOH Affidavit of Service LANDSCAPE-007263-2026 11975 4th St E Treasure Island, FL.pdf
11 NOH posting photos 11.3.2026.pdf
12 PCPAO screenshot.pdf
13 TaxBill_2026_167732.pdf
14 LANDSCAPE-007263-2026 Skyview Heights 232 LLC.pdf

VII.3DPROP-007222-2026 - 131 88TH AVE

0. AGENDA COVER PAGE.pdf
1. EVIDENTIARY FACT SHEET.pdf
2. NOTICE OF VIOLATION.pdf
3. NOTICE OF HEARING.pdf
4. POWERPOINT.pdf

VII.4LANDSCAPE-007420-2026 11365 8TH STREET E SKYVIEW HEIGHTS 107 LLC

1. Evidentiary Fact Sheet.pdf
2. Sec 18-37.pdf
3. Sec 68-495.pdf
4. Sec 116.1.pdf
5. NOV LANDSCAPE-007420-2026 (11365 8TH ST TREASURE ISLAND, FL 33706).pdf
6. NOV posting photos 9.28.26.pdf
7. Affidavit of Service NOV LANDSCAPE-007420-2026 (11365 8TH ST TREASURE ISLAND, FL 33706).pdf
8. NOH LANDSCAPE-007420-2026 (11365 8TH ST TREASURE ISLAND, FL 33706).pdf
9. NOH posting photos 11.4.26.pdf
10. Affidavit of Service NOH LANDSCAPE-007420-2026 (11365 8TH ST TREASURE ISLAND, FL 33706).pdf
11. PCPAO.pdf
12. Tax Bill.pdf
13. 11365 8th St CEB Powerpoint.pdf

VII.5PROPMAINT-007284-2026 425 CAPRI BOULEVARD SKYVIEW HEIGHTS 114 LLC

1. Evidentiary Fact Sheet.pdf
2. Sec 18-37.pdf
3. Sec 68-495.pdf
4. Complaint 8.18.26.pdf
5. Complaint 8.21.26.pdf
6. Courtesy Notice emails.pdf
7. NOV PROPMAINT-007284-2026 (425 CAPRI BLVD TREASURE ISLAND, FL 33706).pdf
8. NOV posting photos 10.1.26.pdf
9. AOS Notice of Violation PROPMAINT-007284-2026 (425 CAPRI BLVD TREASURE ISLAND, FL 33706).pdf
10. Notice of Hearing PROPMAINT-007284-2026 (425 CAPRI BLVD TREASURE ISLAND, FL 33706).pdf
11. NOH posting photos 11.4.26.pdf
12. AOS Notice of Hearing PROPMAINT-007284-2026 (425 CAPRI BLVD TREASURE ISLAND, FL 33706).pdf
13. PCPAO.pdf
14. Tax Bill.pdf
425 Capri Blvd CEB Presentation.pdf

VII.6LANDSCAPE-007444-2026 & FLOOD-007225-2026 11220 9TH STREET E SKYVIEW HEIGHTS 210 LLC

1. Evidentiary Fact Sheet.pdf
2. Sec 18-37.pdf
3. Sec 68-495.pdf
4. Sec 66-104.1.pdf
5. Email from county.pdf
6. Complaint.pdf
7. NOV LANDSCAPE-007444-2026 FLOOD-007225-2026 (11220 9th St E, FL 33706).pdf

8. Affidavit of Service NOV LANDSCAPE-007444-2026 FLOOD-007225-2026 (11220 9th St E, FL 33706).pdf
9. NOV posting photos 10.6.26.pdf
10. NOH LANDSCAPE-007444-2026 FLOOD-007225-2026 (11220 9th St E, FL 33706).pdf
11. Affidavit of Service NOH LANDSCAPE-007444-2026 FLOOD-007225-2026 (11220 9th St E, FL 33706).pdf
12. NOH posting photos 11.3.26.pdf
13. PCPAO.pdf
14. Tax Bill 2026.pdf
11220 9th St CEB Presentation.pdf

OTHER OLD BUSSINESS

DRAFT RULES AND PROCEDURES APPROVAL
2026-9-16 CEB Rules PDF.pdf
DMS CEB Rules appendices drafts.docx

VIII. OTHER NEW BUSINESS

VIII.1 DISCUSSION OF LETTER TO COMMISSION FOR BOARD COUNSEL
2026-11-2 CEB ltr to City.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. VI.1

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: November 18, 2026

SUBMITTED BY: Anna Bartenstein, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: OLD BUSINESS

SUBJECT: POOLMAINT-006456-2025 245 110TH AVENUE RONDEZVOUSWESTRENTALS LLC

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:

1. Signed Orders.pdf
2. Affidavit of Compliance.pdf
3. Photos 10.29.26.pdf
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7. PCPAO.pdf
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245 110th Ave CEB Presentation.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
POOLMAINT-006456-2025

City of Treasure Island, Florida,

Petitioner,

v.

Rondezvouswestrentals 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, has heard testimony and reviewed all evidence received at the duly noticed hearing held on October 21, 2026, and based on the testimony and evidence presented, enters this Order.

Findings of Fact

1. The Respondent is the owner of the subject property located at 245 110th Avenue, Treasure Island, FL.
2. Proper notice of the hearing was provided to the Respondent as required by Chapter 162, Florida Statutes, and the Code of Ordinances.
3. The Respondent was present at the hearing.

4. The subject property is in violation of Section 8-1, Section 68-462 of the Treasure Island Code of Ordinances, and Florida Statute § 515.29, due to a broken fence that fails to secure the pool area.
5. The Board finds that a violation exists based on the testimony and evidence received.

Conclusions of Law

Based on the foregoing findings of fact and the testimony and evidence received, the Board finds that the Respondent is a first-time violator of Section 8-1, Section 68-462 of the Treasure Island Code of Ordinances, and Florida Statute § 515.29.

Order

It is, therefore, ordered and adjudged that the Respondent shall come into compliance with the Code by:

- Obtaining the required permit and repairing or replacing the broken fence to secure the pool area by October 31, 2026.

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 City for reinspection. Failure to comply with this Order by the compliance date set forth above may result in the imposition of a daily fine of up to $250.00 per day for each day the violation continues past

City of Treasure Island, Florida

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

the compliance date, plus any applicable administrative fees and costs of enforcement, in accordance with Chapter 162, Florida Statutes, and the Code of Ordinances.

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 October 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
Date: 10/22/26

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

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

On this ___ day of October, 2026, a copy of this document was provided to Respondents and the City of Treasure Island Code Enforcement Department.

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

Ruslan Fedotenko
206 S. Trask Street Tampa, FL 33611

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

Paul Wiezorek
206 S. Trask Street Tampa, FL 33611

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

Check one: ___X___ Affidavit of Compliance

_____ Affidavit of Non-Compliance

Case #- POOLMAINT-006455-2025

Name of Respondents:

RONDEZVOUSWESTRENTALS LLC
245 110th Avenue
Treasure Island, FL 33706

RE: City of Treasure Island v. RONDEZVOUSWESTRENTALS LLC

I, Anna Bartenstein, Code Compliance Inspector for the City of Treasure Island, have verified the property at 245 110th Avenue, Treasure Island, FL 33706, ("Property"), in the above referenced case was inspected on 10/29/2026 and is in compliance with the Order To Continue Hearing dated 10/31/2026, based on the attached information.

By: _____
Anna Bartenstein
Code Compliance Inspector
City of Treasure Island, FL

State of _Florida_____)
) ss
County of Pinellas _)

The foregoing instrument was acknowledged before me by means of [X] physical presence, this 30th day of October, 2026, by Anna Bartenstein who is personally known to me.

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

_____
Notary Public


Oct 29, 2026 at 9:18:29 AM
255 110th Ave
Treasure Island FL 33706
United States
255

Oct 29, 2026 at 9:18:41 AM
255 110th Ave
Treasure Island FL 33706
United States

Oct 29, 2026 at 9:19:47 AM
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
(Status Hearing)

November 4th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

RONDEZVOUSWESTRENTALS LLC
245 110th Avenue
Treasure Island, FL 33706

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

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

RE: City of Treasure Island v. RONDEZVOUSWESTRENTALS LLC

Dear RONDEZVOUSWESTRENTALS LLC,

On October 21st. 2026, the City held a first hearing for the above referenced property. You were required to correct the violation by October 31st, 2026. It is alleged that you have succeeded to correct the violation set forth and specified in the orders by the required date. Therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, November 18th, 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 November 18th, 2026 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 November 8th, 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.


Nov 4, 2026 at 4:14:32 PM
255 110th Ave
Treasure Island FL 33706
United States
2542

Nov 4, 2026 at 2:22:36 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

(a) It shall be unlawful for any person to park, place or locate any recreational vehicle purpose of using the same for living, sleeping or human habitation on any land within the city. This does not prohibit temporary work trailers located at construction sites.

(b) It shall be unlawful for any person to park or store any recreational vehicle within the 75 zoning district unless the entire vehicle is in a location which complies with the requ

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. POOLMAINT-006456-2025

Notice Of Hearing
(S)

November 4th, 2026

VIA First Class Mail and Certified Mail - Return Receipt Requested

RONDEZVOUSWESTRENTALS LLC
245 110th Avenue
Treasure Island, FL 33706

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

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

RE: City of Treasure Island v. RONDEZVOUSWESTRENTALS LLC

Dear RONDEZVOUSWESTRENTALS LLC,

On October 21st, 2026, the City held a first hearing for the above referenced property. Yo required to correct the violation by October 31st, 2026. It is alleged that you have succeed correct the violation set forth and specified in the orders by the required date. Therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, November 18th, 2026 at 11:00AM, at City Hall, Commission Chambers, 10451 Gulf Blvd, Treasure Island, FL 33706, and be heard to alleged violation at the property.

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

Section A- Description of the Property
Address of Violation: 245 110th Ave
Property Description: 0974 Condo
Zoning District: RM-15
Parcel #: 22-31-15-64136-0
Legal Description: 110TH TREASURE ISLAND CONDO COMMON

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: PROPMAINT-007284-2026

October 1, 2026

VIA First Class Mail and Return Receipt Requested

SKYVIEW HEIGHTS
425 Capri Boulevard
Treasure Island FL 33706

Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942

SKYVIEW HEIGHTS 114 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN, WY 82801

SKYVIEW HEIGHTS 114 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Jay R Long
Pine Trace

Nov 4, 2026 at 4:14:42 PM
255 110th Ave
Treasure Island FL 33706
United States

Nov 4, 2026 at 4:14:54 PM
255 110th Ave
Treasure Island FL 33706
United States

Nov 4, 2026 at 4:15:09 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 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 November 4th, 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 Cert Num 9214 8902 9562 6590 1624 4980 03 & RONDEZVOUSWESTRENTALS, LLC1915 S. Atlantic Ave, Apt 301, Cocoa Beach, 32931 Cert Num 9214 8902 9562 6590 1624 4980 72 & Michael Wanchisen, 1915 S Atlantic Ave Apt 301 Cocoa Beach, FL 32931-2204 Cert Num 9214 8902 9562 6590 1624 4980 96

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 4th day of November, by Anna Bartenstein is personally known to me or has produced as identification.

NOTARY SEAL

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

_____
Notary Public

Nov 4, 2026 at 2:22:36 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

(a) It shall be unlawful for any person to park, place or locate any recreational vehicle purpose of using the same for living, sleeping or human habitation on any land within the city. This does not prohibit temporary work trailers located at construction sites.

(b) It shall be unlawful for any person to park or store any recreational vehicle within the 75 zoning district unless the entire vehicle is in a location which complies with the requ

City of Treasure Island

City of Treasure Island, Florida

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 codes@mytreasureisland.org
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City of Treasure Island, Florida
Code Enforcement
Case No. POOLMAINT-006456-2025

Notice Of Hearing
(S)

November 4th, 2026

VIA First Class Mail and Certified Mail - Return Receipt Requested

RONDEZVOUSWESTRENTALS LLC
245 110th Avenue
Treasure Island, FL 33706

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

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

RE: City of Treasure Island v. RONDEZVOUSWESTRENTALS LLC

Dear RONDEZVOUSWESTRENTALS LLC,

On October 21st, 2026, the City held a first hearing for the above referenced property. Yo required to correct the violation by October 31st, 2026. It is alleged that you have succeed correct the violation set forth and specified in the orders by the required date. Therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, November 18th, 2026 at 11:00AM, at City Hall, Commission Chambers, 10451 Gulf Blvd, Treasure Island, FL 33706, and be heard to alleged violation at the property.

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

Section A- Description of the Property
Address of Violation: 245 110th Ave
Property Description: 0974 Condo
Zoning District: RM-15
Parcel #: 23-31-15-64136-0
Legal Description: 110TH TREASURE ISLAND CONDO COMMON

City of Treasure Island

April 20, 20

VIA First Cl

Rich Garden
505 Capri Bl
Treasure Isla

City Limits T
934 Symphony
Apolo Beach,

RE: Notice of V

Dear Rich Garde

Please be advise
violation of Secti
Statute 489.127.

The following pro
violations (Section
corrective action to

Section A- Descrip
Addr
Prope
Zonin
Parcel
Legal

Section B-Descriptio
- Wo
- Unli

City of Treasure Island, Florida

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

City of Treasure Island, Florida
Code Enforcement
Case No: PROPMAINT-007284-2026

October 1, 2026

VIA First Class Mail and Return Receipt Requested

SKYVIEW HEIGHTS
425 Capri Boulevard
Treasure Island FL 33706

Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942

SKYVIEW HEIGHTS 114 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN, WY 82801

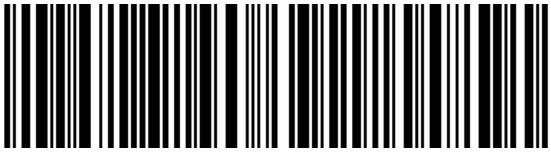
SKYVIEW HEIGHTS 114 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Jay R Long

Nov 4, 2026 at 4:14:32 PM
255 110th Ave
Treasure Island FL 33706
United States

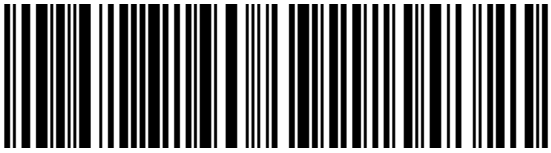
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4980 03

RONDEZVOUSWESTRENTALS LLC
245 110th Avenue
Treasure Island FL 33706

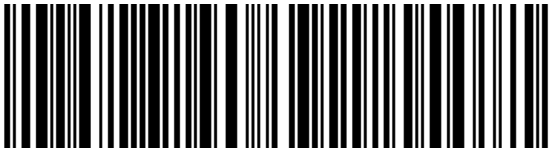
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4980 72

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

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4980 96

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

Parcel Summary (as of 09-Nov-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

2026 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	2026 Millage Rate	Tax District
View 2026 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

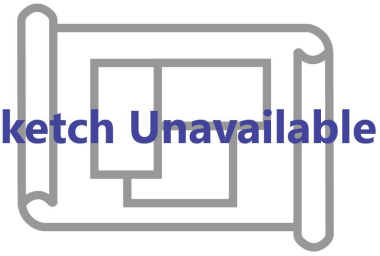
Land Area: ≅ 0 sf | ≅ 0.00 acres	Frontage and/or View: None	Seawall: No

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.			

2026 REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | https://pinellastaxcollector.gov

Pay online at **https://pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.5% convenience fee

If Paid By	November 30, 2026	December 31, 2026	January 31, 2027	February 28, 2027	March 31, 2027
Please Pay	21,850.73	22,078.34	22,305.96	22,533.57	22,761.18

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R495017		TI

PARCEL NO.: 23/31/15/64136/000/0020
SITE ADDRESS: 245 110TH AVE TREASURE ISLAND
LEGAL:
110TH TREASURE ISLAND CONDO UNIT B

RONDEZVOUSWESTRENTALS LLC
1915 S ATLANTIC AVE APT 301
COCOA BEACH FL 32931-2204

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.4989	1,383,037	0	1,383,037	6,222.15
HEALTH DEPARTMENT	0.0713	1,383,037	0	1,383,037	98.61
EMS	0.8050	1,383,037	0	1,383,037	1,113.34
SCHOOL-STATE LAW	3.0250	1,383,037	0	1,383,037	4,183.69
SCHOOL-LOCAL BD.	3.2480	1,383,037	0	1,383,037	4,492.10
SW FLA WTR MGMT.	0.1831	1,383,037	0	1,383,037	253.23
PINELLAS COUNTY PLN.CNCL.	0.0171	1,383,037	0	1,383,037	23.65
JUVENILE WELFARE BOARD	0.8168	1,383,037	0	1,383,037	1,129.66
TREASURE ISLAND	3.7922	1,383,037	0	1,383,037	5,244.75

TOTAL MILLAGE	16.4574	GROSS AD VALOREM TAXES	$22,761.18

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT

	GROSS NON-AD VALOREM ASSESSMENTS	$0.00
TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$22,761.18

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

2026 REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay in U.S. funds to **Pinellas County Tax Collector**
PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | https://pinellastaxcollector.gov

Pay online at **https://pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.5% convenience fee

If Paid By	November 30, 2026	December 31, 2026	January 31, 2027	February 28, 2027	March 31, 2027
Please Pay	21,850.73	22,078.34	22,305.96	22,533.57	22,761.18

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R495017		TI

PARCEL NO.: 23/31/15/64136/000/0020
SITE ADDRESS: 245 110TH AVE TREASURE ISLAND
LEGAL:
110TH TREASURE ISLAND CONDO UNIT B

RONDEZVOUSWESTRENTALS LLC
1915 S ATLANTIC AVE APT 301
COCOA BEACH FL 32931-2204

CODE BOARD MEETING

CITY OF TREASURE ISLAND

COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: CEB #: POOLMAINT-006456-2025
City of Treasure Island v. RONDEZVOUSWESTRENTALS LLC
245 110th Avenue

Action Request: N/A

Strategic Objective: N/A

Date: November 18th, 2026

Prepared By: Anna Bartenstein

Through: James Dixon, Code Enforcement Supervisor
Sergio Purrinos, Community Development Director

Summary of Issue: Status Hearing

Attachments:

1. Signed Orders
2. Notice of Hearing/Affidavit/Photos
3. Affidavit of Compliance

Zoning Map


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


182
50
15
50
122
73
74

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
POOLMAINT-006456-2025

City of Treasure Island, Florida,

Petitioner,

v.

Rondezvouswestrentals 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, has heard testimony and reviewed all evidence received at the duly noticed hearing held on October 21, 2026, and based on the testimony and evidence presented, enters this Order.

Findings of Fact

1. The Respondent is the owner of the subject property located at 245 110th Avenue, Treasure Island, FL.
2. Proper notice of the hearing was provided to the Respondent as required by Chapter 162, Florida Statutes, and the Code of Ordinances.
3. The Respondent was present at the hearing.

City of Treasure Island, Florida
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Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

4. The subject property is in violation of Section 8-1, Section 68-462 of the Treasure Island Code of Ordinances, and Florida Statute § 515.29, due to a broken fence that fails to secure the pool area.
5. The Board finds that a violation exists based on the testimony and evidence received.

Conclusions of Law

Based on the foregoing findings of fact and the testimony and evidence received, the Board finds that the Respondent is a first-time violator of Section 8-1, Section 68-462 of the Treasure Island Code of Ordinances, and Florida Statute § 515.29.

Order

It is, therefore, ordered and adjudged that the Respondent shall come into compliance with the Code by:

- Obtaining the required permit and repairing or replacing the broken fence to secure the pool area by October 31, 2026.

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 City for reinspection. Failure to comply with this Order by the compliance date set forth above may result in the imposition of a daily fine of up to $250.00 per day for each day the violation continues past

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

the compliance date, plus any applicable administrative fees and costs of enforcement, in accordance with Chapter 162, Florida Statutes, and the Code of Ordinances.

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 October 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
Date: 10/22/26

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

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

On this ___ day of October, 2026, a copy of this document was provided to Respondents and the City of Treasure Island Code Enforcement Department.

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

Ruslan Fedotenko
206 S. Trask Street Tampa, FL 33611

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

Paul Wiezorek
206 S. Trask Street Tampa, FL 33611

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

Code Sections

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

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 #- POOLMAINT-006455-2025

Name of Respondents:

RONDEZVOUSWESTRENTALS LLC
245 110th Avenue
Treasure Island, FL 33706

RE: City of Treasure Island v. RONDEZVOUSWESTRENTALS LLC

I, Anna Bartenstein, Code Compliance Inspector for the City of Treasure Island, have verified the property at 245 110th Avenue, Treasure Island, FL 33706, ("Property"), in the above referenced case was inspected on 10/29/2026 and is in compliance with the Order To Continue Hearing dated 10/31/2026, based on the attached information.

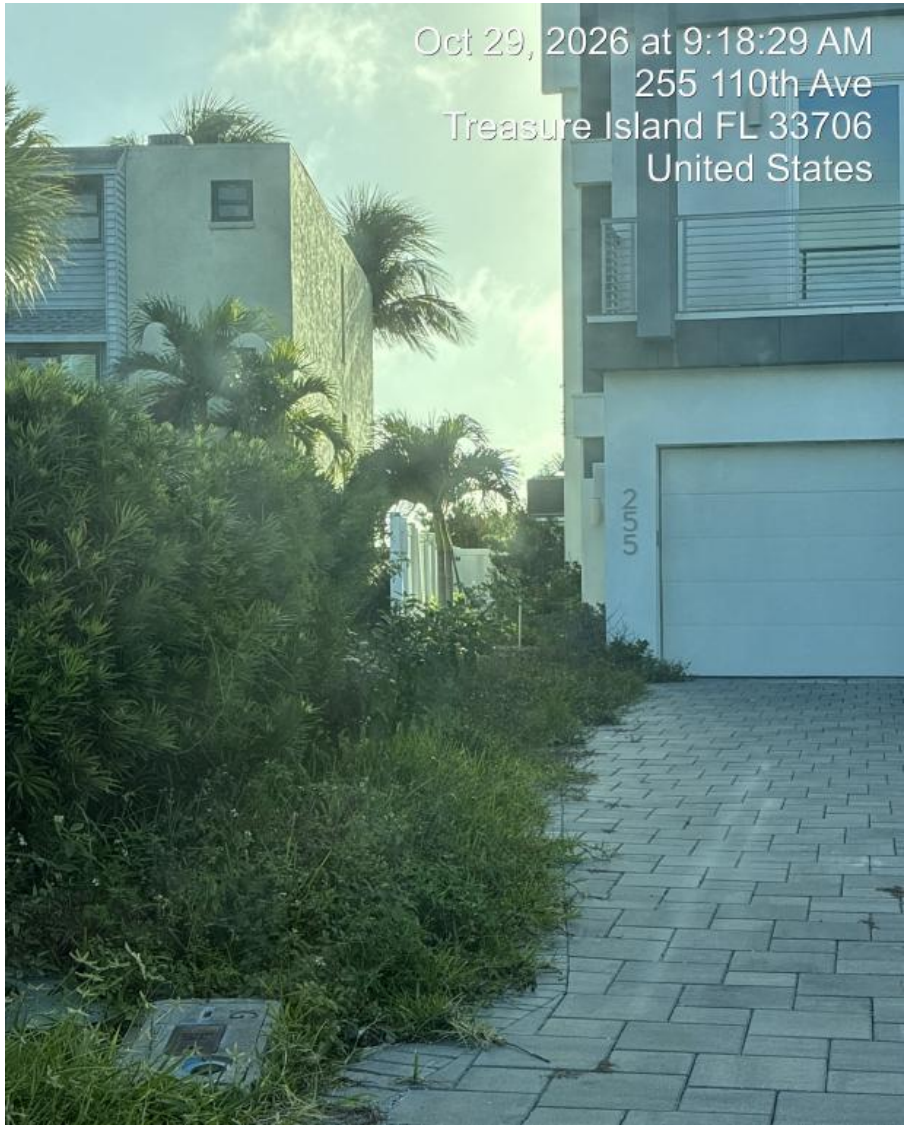
By: _____
Anna Bartenstein
Code Compliance Inspector
City of Treasure Island, FL

State of _Florida_____)
) ss
County of Pinellas _)

The foregoing instrument was acknowledged before me by means of [X] physical presence, this 30th day of October, 2026, by Anna Bartenstein who is personally known to me.

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

_____
Notary Public


Oct 29, 2026 at 9:18:29 AM
255 110th Ave
Treasure Island FL 33706
United States


Oct 29, 2026 at 9:18:41 AM
255 110th Ave
Treasure Island FL 33706
United States


Oct 29, 2026 at 9:19:47 AM
225 110th Ave
Treasure Island FL 33706
United States

Notice of Hearing

- NOH for POOLMAINT-006456-2025 posted and mailed to all owners/addresses on 11/4/2026
- Proof of Property Ownership
  - PCPAO
  - Tax Collector
- Affidavit of Service
- Pictures


Nov 4, 2026 at 4:14:32 PM
255 110th Ave
Treasure Island FL 33706
United States
542


Nov 4, 2026 at 4:14:54 PM
255 110th Ave
Treasure Island FL 33706
United States

Staff Recommendation

- Staff recommend the property owner be found to be in compliance with the Orders rendered on October 22nd, 2026.

Proposed Motion

- The City of Treasure Island Municipal Code Enforcement Board ("Board"), in accordance with Chapter 162, Florida Statutes and the Code of Ordinances of the City of Treasure Island, Florida (the "Code"), held a hearing on November 18th, 2026, in the above referenced case to determine the status of compliance with its prior Order rendered on October 22nd, 2026, which required Respondent to take certain actions to bring property located at 245 110th Avenue, Treasure Island, Florida, into compliance with Florida Statute § 515.29, Section 68-462, and Section 8-1 of the City of Treasure Island's Code of Ordinances. The Board finds that the Respondent is now in compliance with the prior Order.

AGENDA ITEM NO. VI.2

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: November 18, 2026

SUBMITTED BY: Anna Bartenstein, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: OLD BUSINESS

SUBJECT: SWO-007173-2026
172 107TH AVENUE
JON M TRE ROWLAND, ROWLAND FAMILY REV TRUST

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
1. Signed Orders.pdf
2. NOH Status 2 SWO-007173-2026 (172 107TH AVE TREASURE ISLAND, FL 33706).pdf
3. AOS NOH Status 2 SWO-007173-2026 (172 107TH AVE TREASURE ISLAND, FL 33706).pdf
4. NOH posting photos 11.4.26.pdf
5. Affidavit of Compliance.pdf
6. PCPAO.pdf
7. Tax Bill.pdf
8. 172 107th Ave CEB Presentation.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 OF CONTINUANCE

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, having heard this matter at the duly noticed hearing held on October 21, 2026, and based on the status of the case, enters this Order of Continuance.

Findings of Fact

1. The Respondents, Jon M Rowland Tre & Rowland Family Rev Trust, are the owners of the subject property located at 172 107th Ave., Treasure Island, FL 33706.
2. The owner's representative appeared before the Code Enforcement Board on October 21, 2026.
3. The case involves unpermitted interior renovation work, including plumbing, electrical, and mechanical work, in violation of the Code.
4. The Respondent has indicated that permitting for the work is in process and requires additional time to complete the required permits.

Order

It is, therefore, ordered that this matter is continued to the November 18, 2026 Code Enforcement Board meeting to allow the Respondent to complete the required permitting. The Respondent is directed to appear at the November 18, 2026 hearing with proof of all required permits and the current status of the work.

City of Treasure Island, Florida

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

Failure to obtain the required permits or to make substantial progress toward compliance by the November 18, 2026 hearing may result in the imposition of a daily fine of up to $250.00 per day for each day the violation continues, plus any applicable administrative fees and costs of enforcement, in accordance with Chapter 162, Florida Statutes, and the Code of Ordinances.

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 October, 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
Date: 10/22/26

Lisa-Marie Kennedy, City Clerk Deputy
Tina Paxton

CERTIFICATE OF SERVICE

On this 22 day of October, 2026, 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

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)

November 4, 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 October 21st. 2026, the City held a status hearing for the above referenced property. The case was continued to the next Code Enforcement Board Hearing to be held in November, therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, November 18th, 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 November 8th, 2026 to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # SWO-007173-2026

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than November 8th, 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: SWO-007173-2026

I hereby certify that a copy of the Notice of Violation was served on November 4th, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to: ROWLAND, JON M TRE, ROWLAND FAMILY REV TRUST, 172 107th Ave, Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1624 4901 99 & ROWLAND, JON M TRE, ROWLAND FAMILY REV TRUST, PO Box 1219, Oldsmar, FL 34677-1219 9214 8902 9562 6590 1624 4902 36 (Receipt Attached)

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

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

By: _____

Anna Bartenstein
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 4th day of November, 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

Nov 4, 2026 at 1:09:52 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

Section A- Description of the Property

Address of Violation:
10111 Yacht Club Dr Treasure Island, FL 33706
Property Description: [illegible] Single Family Residence
Zoning District: Residential Medium (RU-75) Parcel: # 25-31-15-66096-00
Legal Description: PARADISE ISLAND 2ND ADD PART 4 BLK 5, LOT 1

Page 1 of 3

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. SWO-007173-2026

Notice Of Hearing
(Status Hearing)

November 4, 2026

VIA First Class Mail and Certified Mail 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,

The case was continued to the next Code Enforcement Board Hearing to be held in November, therefore:

On October 21st, 2026, the City held a status hearing for the above referenced property.

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, November 18th, 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 2ND ADD PART OF BLK 13, LOTS 23 AND 24

Page 1 of 3

51

Nov 4, 2026 at 4:28:25 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)

November 4, 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

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

Page 1 of 3 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. 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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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 Treasure Island
Community Development Department
120 108th Avenue
Treasure Island, FL 33706
727-547-4575 Ext 230

STOP WORK ORDER

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

All cited work must stop until the above violations are corrected. If corrective action is not taken by _____, the City of Treasure Island Code Compliance Inspector will initiate enforcement proceedings pursuant to Section 2-103 of the City's Code of Ordinances and Chapter 162 of the Florida Statutes.

ISSUED BY: _____
Building Inspector / Code Compliance Inspector

Revised April 2022

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

TREASURE ISLAND FLORIDA

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

July 28, 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 Class / Signed Fee Class Mail

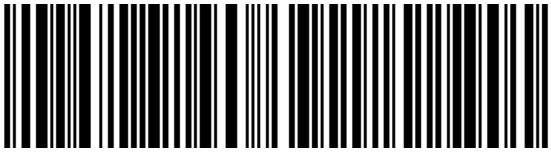
YOU ARE HEREBY NOTIFIED that the undersigned Code Compliance Inspector alleges that the subject property contains unpermitted electrical, mechanical, and plumbing work, without applying for or obtaining required permits.

Code Violation:

Sec 66-104.1 – Permits Required.

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

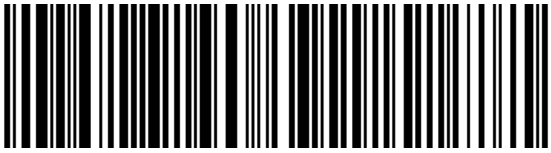
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4901 99

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

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4902 36

ROWLAND, JON M TRE ROWLAND FAMILY REV TRUST
PO Box 1219
Oldsmar FL 334677-1219

Treasure Island FL 33706
United States
Treasure Island City Hall

Zoning District: Residential Medium (RM)-75) Parcel:# 25-31-15-66096-00
Legal Description: PARADISE ISLAND 2ND ADD PART 4 BLK 5, LOT 1

Page 1 of 3

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. SWO-007173-2026

Notice Of Hearing
(Status Hearing)

November 4, 2026

VIA First Class Mail and Ce[illegible] aested

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

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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-[illegible] Use Core (PR-MU-C)
Parcel #: 23-31-15-91818-013-0230
Legal Description: TREASURE ISLA[illegible] OF BLK 13, LOTS 23 AND 24

City of T[illegible]

Page 1 of 3

City of Tre[illegible] Island, Florida

10451 Gulf Blvd
Phone (727) 54[illegible]

City of Treasure

Case No: FL-[illegible]

Nov 4, 2026 at 4:28:25 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)

November 4, 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

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Page 1 of 3 City of Treasure Island

City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
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www.mytreasureisland.org

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

Notice Of Hearing
(Status Hearing)

October 8, 2026

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ROWLAND, JON M TRE
ROWLAND FAMILY REV
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PO Box 1219
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City of Treasure Island
Community Development Department
120 108th Avenue
Treasure Island, FL 33706
727-547-4575 Ext 230

STOP WORK ORDER

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

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ISSUED BY: _____
Building Inspector / Code Compliance Inspector

Revised April 2023

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

TREASURE ISLAND FLORIDA

City of Treasure Island,
Petitioner,
v.
ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST
Respondent(s).

Case No. SWO-007173-2026

July 28, 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 Mail / Signed Fee Class Mail

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

Code Violation:

Sec 66-104.1 – Permits Required.

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

Nov 4, 2026 at 4:28:30 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

Check one: ___X___ Affidavit of Compliance

_____ 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 the permit for the property at 172 107th Avenue, Treasure Island, FL 33706, ("Property"), in the above referenced case, was obtained and is in compliance with the signed 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 10th day of November, 2026, by Anna Bartenstein 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

Parcel Summary (as of 09-Nov-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

2026 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	2026 Millage Rate	Tax District
View 2026 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

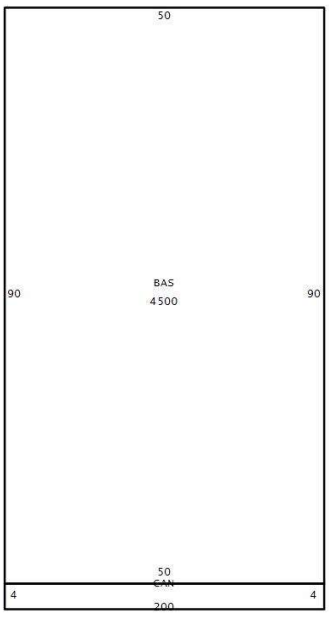
Land Area: ≅ 10,001 sf | ≅ 0.22 acres	Frontage and/or View: None	Seawall: No

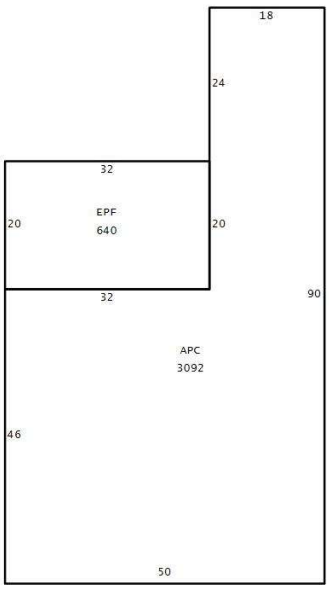
Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Mixed Use	50x200	$80	10,000	SF	1.0000	$800,000

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

2026 REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | https://pinellastaxcollector.gov

Pay online at **https://pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.5% convenience fee

If Paid By	November 30, 2026	December 31, 2026	January 31, 2027	February 28, 2027	March 31, 2027
Please Pay	17,852.99	18,038.95	18,224.92	18,410.89	18,596.86

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R252828		TI

PARCEL NO.: 23/31/15/91818/013/0230
SITE ADDRESS: 172 107TH AVE TREASURE ISLAND
LEGAL:
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

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.4989	1,130,000	0	1,130,000	5,083.76
HEALTH DEPARTMENT	0.0713	1,130,000	0	1,130,000	80.57
EMS	0.8050	1,130,000	0	1,130,000	909.65
SCHOOL-STATE LAW	3.0250	1,130,000	0	1,130,000	3,418.25
SCHOOL-LOCAL BD.	3.2480	1,130,000	0	1,130,000	3,670.24
SW FLA WTR MGMT.	0.1831	1,130,000	0	1,130,000	206.90
PINELLAS COUNTY PLN.CNCL.	0.0171	1,130,000	0	1,130,000	19.32
JUVENILE WELFARE BOARD	0.8168	1,130,000	0	1,130,000	922.98
TREASURE ISLAND	3.7922	1,130,000	0	1,130,000	4,285.19

TOTAL MILLAGE	16.4574	GROSS AD VALOREM TAXES	$18,596.86

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	$0.00
COMBINED GROSS TAXES AND ASSESSMENTS	$18,596.86

TAXES BECOME DELINQUENT APRIL 1ST

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

2026 REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay in U.S. funds to **Pinellas County Tax Collector**
PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | https://pinellastaxcollector.gov

Pay online at **https://pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.5% convenience fee

If Paid By	November 30, 2026	December 31, 2026	January 31, 2027	February 28, 2027	March 31, 2027
Please Pay	17,852.99	18,038.95	18,224.92	18,410.89	18,596.86

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R252828		TI

PARCEL NO.: 23/31/15/91818/013/0230
SITE ADDRESS: 172 107TH AVE TREASURE ISLAND
LEGAL:
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

CODE BOARD MEETING

CITY OF TREASURE ISLAND

COMMISSION CHAMBERS

Agenda Report

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

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

172 107th Avenue

Action Request: N/A

Strategic Objective: N/A

Date: November 18th, 2026

Prepared By: Anna Bartenstein

Through: James Dixon, Code Enforcement Supervisor

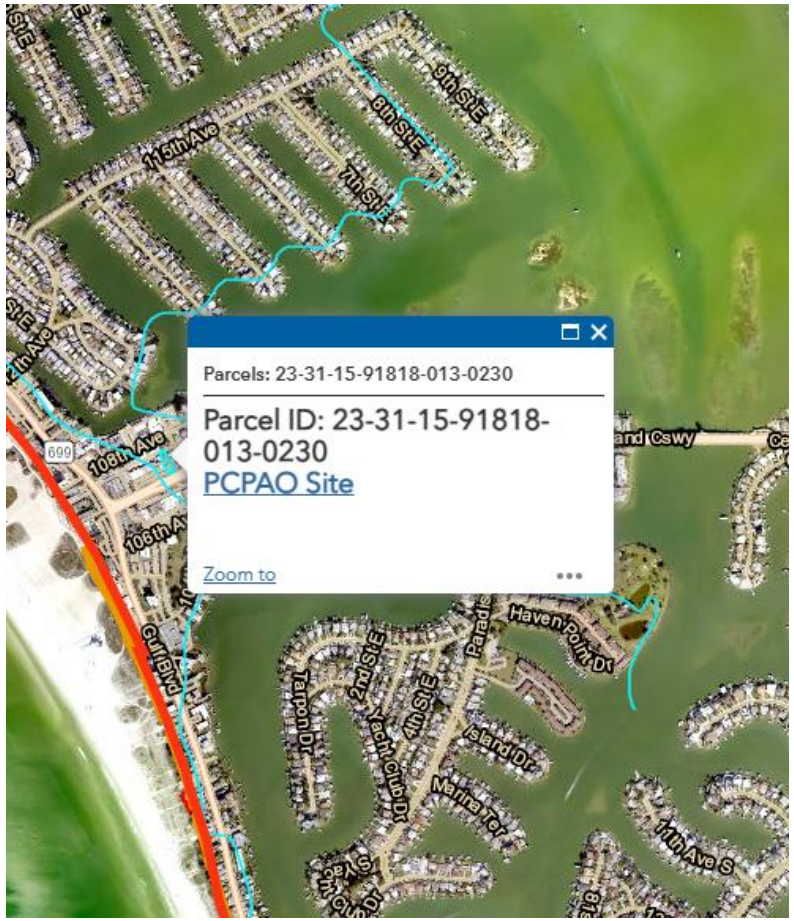
Sergio Purrinos, Community Development Director

Summary of Issue: First Hearing

Attachments:

1. Signed Orders
2. Notice of Hearing/Affidavit/Photos
3. Affidavit of Compliance

Zoning Map


Parcels: 23-31-15-91818-013-0230
Parcel ID: 23-31-15-91818-013-0230
PCPAO Site
Zoom to
115th Ave
9th St E
8th St E
7th St E
108th Ave
Haven Point Dr
Tarpon Dr
2nd St E
4th St E
Yacht Club Dr
Island Dr
Marina Ter
11th Ave S
Gulf Blvd



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.

City of Treasure Island, Florida
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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.

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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

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 OF CONTINUANCE

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, having heard this matter at the duly noticed hearing held on October 21, 2026, and based on the status of the case, enters this Order of Continuance.

Findings of Fact

1. The Respondents, Jon M Rowland Tre & Rowland Family Rev Trust, are the owners of the subject property located at 172 107th Ave., Treasure Island, FL 33706.
2. The owner's representative appeared before the Code Enforcement Board on October 21, 2026.
3. The case involves unpermitted interior renovation work, including plumbing, electrical, and mechanical work, in violation of the Code.
4. The Respondent has indicated that permitting for the work is in process and requires additional time to complete the required permits.

Order

It is, therefore, ordered that this matter is continued to the November 18, 2026 Code Enforcement Board meeting to allow the Respondent to complete the required permitting. The Respondent is directed to appear at the November 18, 2026 hearing with proof of all required permits and the current status of the work.

City of Treasure Island, Florida

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

Failure to obtain the required permits or to make substantial progress toward compliance by the November 18, 2026 hearing may result in the imposition of a daily fine of up to $250.00 per day for each day the violation continues, plus any applicable administrative fees and costs of enforcement, in accordance with Chapter 162, Florida Statutes, and the Code of Ordinances.

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 October, 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
Date: 10/22/26

Lisa-Marie Kennedy, City Clerk Deputy
Tina Payton

CERTIFICATE OF SERVICE

On this 22 day of October, 2026, a copy of this document was provided to Respondents and the City of Treasure Island Code Enforcement Department.

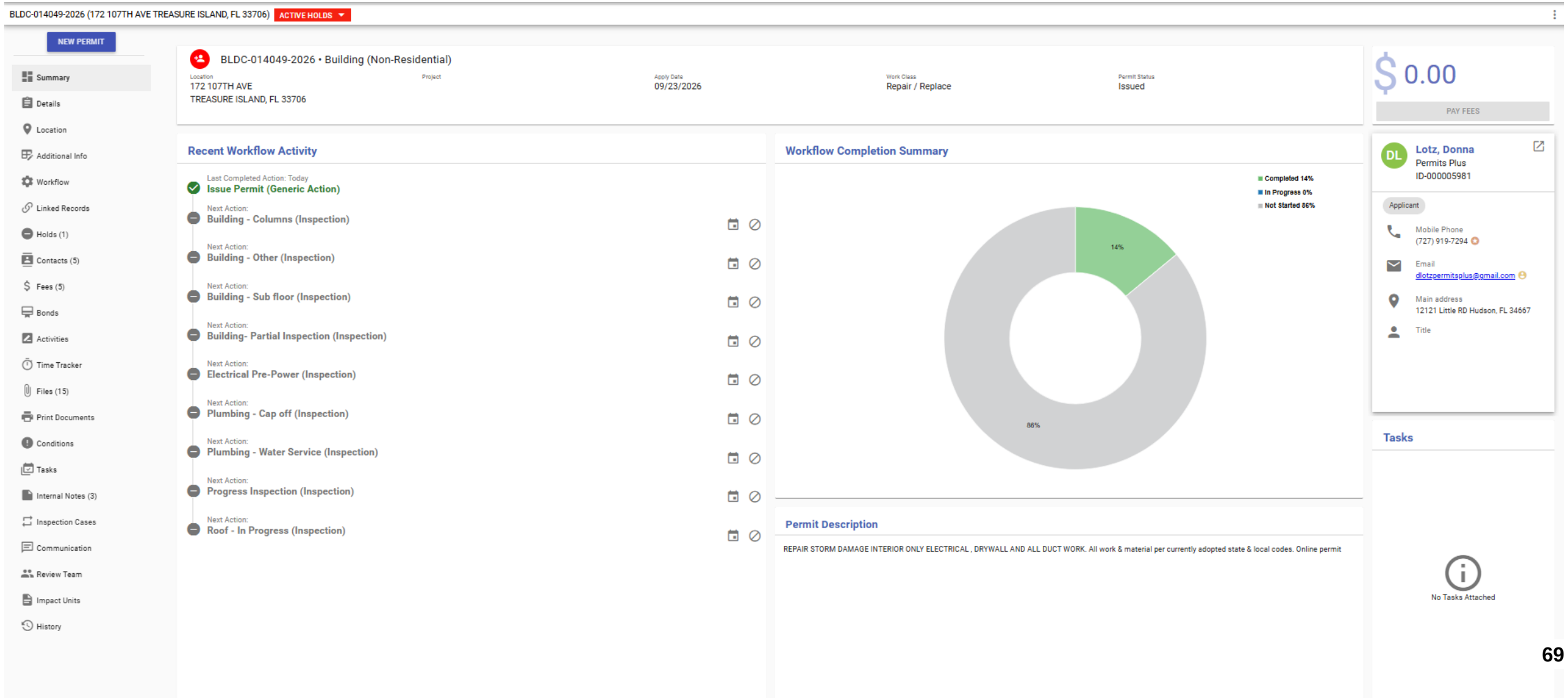
ROWLAND, JON M TRE ROWLAND FAMILY REV TRUST
172 107th Avenue
Treasure Island, FL 33706

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

Code Sections

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

Permit Search



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 #- 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 the permit for the property at 172 107th Avenue, Treasure Island, FL 33706, ("Property"), in the above referenced case, was obtained and is in compliance with the signed 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 10th day of November, 2026, by Anna Bartenstein who is personally known to me.

NOTARY SEAL

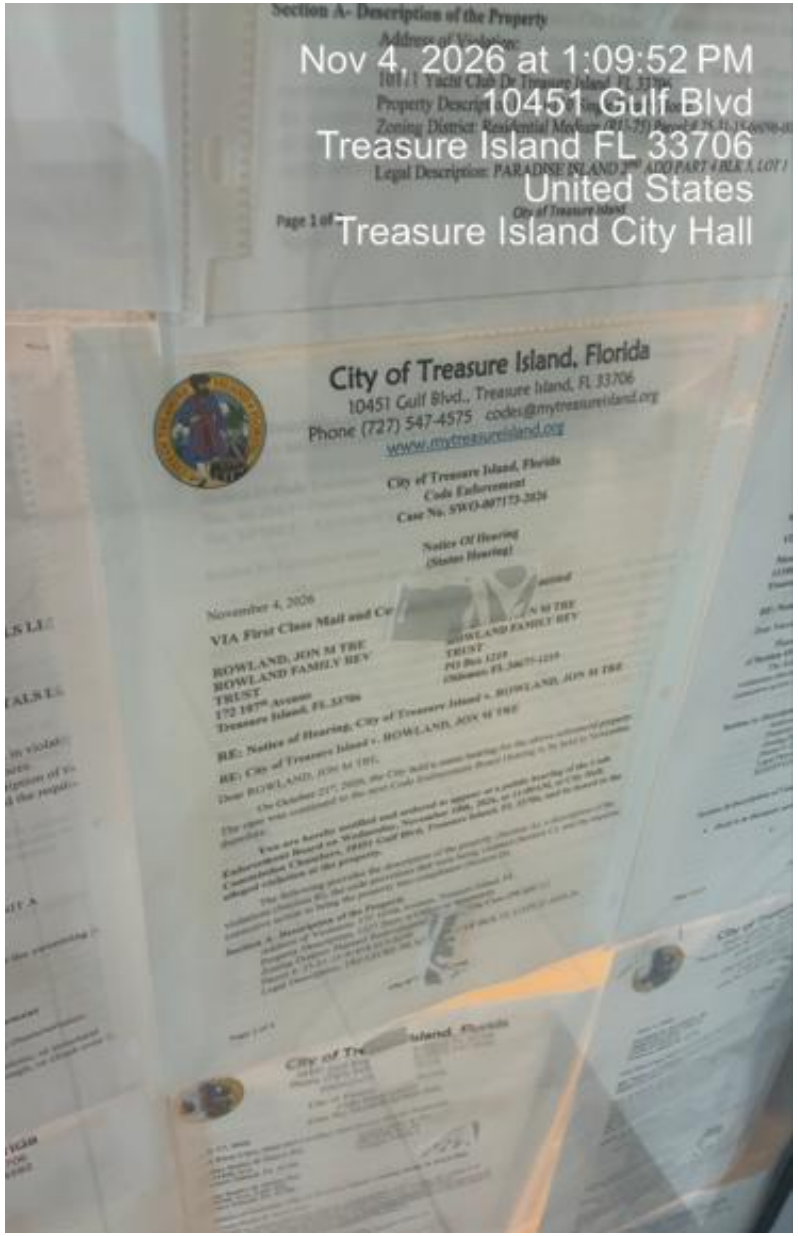
EMILY ELLIS
Notary Public-State of Florida
Commission # HH 649639
My Commission Expires
March 10, 2029

_____
Notary Public

Notice of Hearing

- NOH for SWO-007173-2026 posted and mailed to addresses on November 4th, 2026
- Proof of Property Ownership
  - PCPAO
  - Tax Collector
- Affidavit of Service
- Section 66-104.1, Section 66-104.3
- Pictures


Nov 4, 2026 at 4:28:25 PM
174 107th Ave
Treasure Island FL 33706
United States
STOP WORK ORDER


Nov 4, 2026 at 1:09:52 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. SWO-007173-2026
Notice Of Hearing
(Status Hearing)

Staff Recommendation

- Staff recommend the property owner be found to be in compliance with the Orders rendered on October 22nd, 2026.

Proposed Motion

- The City of Treasure Island Municipal Code Enforcement Board (“Board”), in accordance with Chapter 162, Florida Statutes and the Code of Ordinances of the City of Treasure Island, Florida (the “Code”), held a hearing on November 18th, 2026, in the above referenced case to determine the status of compliance with its prior Order rendered on October 22nd, 2026, which required Respondent to take certain actions to bring property located at 11100 1st St E, Treasure Island, Florida, into compliance with Section 66-104.1 and Section 66-104.3 of the City of Treasure Island’s Code of Ordinances. The Board finds that the Respondent is now in compliance with the prior Order.

AGENDA ITEM NO. VII.1

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE:	November 18, 2026
SUBMITTED BY:	Chad Zimmerman, Community Development
ITEM TYPE:	CEB Exhibit
AGENDA SECTION:	**NEW BUSINESS**
SUBJECT:	LANDSCAPE-007283-2026 Skyview Heights 116 LLC 11755 7th St E, Treasure Island, FL 33706

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:

1 Evidentiary Fact Sheet.pdf
2 Section 18-37.pdf
3 Section 68-495.pdf
4a NOV LANDSCAPE-007283-2026 (11755 7TH ST TREASURE ISLAND, FL 33706).pdf
5 NOV Affidavit of Service LANDSCAPE-007283-2026 (11755 7TH ST TREASURE ISLAND, FL 33706).pdf
6 NOV posting photos 10.27.26.pdf
7 NOH LANDSCAPE-007283-2026 (11755 7TH ST TREASURE ISLAND, FL 33706).pdf
8 NOH Affidavit of Service LANDSCAPE-007283-2026 (11755 7TH ST TREASURE ISLAND, FL 33706).pdf
9 NOH posting photos 11.6.2026.pdf
10 PCPAO.pdf
11 TaxBill_2026_168020 (1).pdf

14 Skyview Heights 116 LLC LANDSCAPE-007283-2026.pdf

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 # **LANDSCAPE-007283-2026**

1. Address of Violation:
   11755 7th St E Treasure Island, FL 33706

2. Property Description:

   Use: 0110 Single Family Home
   Zoning District: RU-75
   Parcel #: 14-31-15-13230-021-0020
   Legal Description: Capri Isle Sub Blk U, Lot 2

3. Description of Violations
   - Grass and weeds exceed the allowed height, including grass in excess of ten (10) inches.
   - Exterior doors are missing. The structure is not secured against entry.

4. Code Provisions Violated

Sec. 18-37 Unhealthful accumulations and excessive vegetation growth 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 grass in excess of ten inches, 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.

Sec. 68—495 — Minimum property standards

(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 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.

5. Staff Actions
    a. Courtesy Notice – 8/21/2026
        i. Complaint on 8/24/2026
        ii. Complaint 9/22/2026
    b. Notice of Violation – 10/27/2026
        i. Affidavit of Service
        ii. Proof of Property Ownership
            - PCPAO Printout
            - Pinellas County Tax Collector
        iii. Pictures of Posting
        iv. Notice of Violation First-Class Mail and Certified Mail returned for 11755 7th St E, Treasure Island, FL. Address.
    c. Notice of Hearing-11/6/2026
        i. Pictures from posting 11/6/2026
        ii. Affidavit of Service
        iii. Proof of Property Ownership
            - PCPAO Printout
            - Pinellas County Tax Collector

6. Staff Recommendation

Staff recommend the property owner be found as a First-Time Violator of Section 18-37 and Section 68-495 and required to complete the following steps within 14 days. The steps required to correct the violations include:

a.) Apply for and obtain all permits required to repair the property.
b.) Mow grass and weeds
c.) Secure all open entry points, including the missing exterior doors.

7. Proposed Motion

In the case LANDSCAPE-007283-2026, 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 116 LLC, is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37 and Section 68-495 and is ordered to apply for and obtain all permits required to repair or demolish the property. If the above corrective action is not accomplished by 12:00 am on December 2, 2026, a return hearing notice will be posted and the Respondent will return to hearing on December 16th, 2026, 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. 18-37. Unhealthful accumulations and excessive vegetation growth 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 grass in excess of ten inches, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

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

(Code 1985, § 10-111(a), (b); Ord. No. 2025-33, § 2, 12-2-25)

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

(Ord. No. 07-01, § 2, 3-20-07; Ord. No. 12-01, § 2, 3-20-12; Ord. No. 15-03, § 3, 7-7-15; Ord. No. 17-02, § 1, 6-20-17)

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: LANDSCAPE-007283-2026

October 27th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SKYVIEW HEIGHTS 116 LLC
11755 7th St E
Treasure Island FL 33706

SKYVIEW HEIGHTS 116 LLC
7918 El Cajon Blvd. Unit N266
La Mesa, CA 91942-6719

SKYVIEW HEIGHTS 116 LLC
STE 1200
SHERIDAN, WY 82801

SKYVIEW HEIGHTS 116 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v SKYVIEW HEIGHTS 116 LLC

Dear SKYVIEW HEIGHTS 116 LLC,

Please be advised that your property located at 11755 7th St E, Treasure Island, FL 33706, is in violation of Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances.

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

Section A- Description of the Property

Address of Violation: 11755 7th St E, Treasure Island, FL
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13320-021-0020
Legal Description: CAPRI ISLE BLK U, LOT 2

Section B-Description of Violations

- Grass exceeding 10 inches
- Windows and doors open for extended period, property is open to the elements

Section C- Code Provisions Violated

Sec. 68-495. - Minimum property standards.

Sec. 18-37. - Unhealthful accumulations and excessive vegetation growth declared public nuisance.

Section D- Corrective Action Due by: 12:00 AM on November 6th, 2026

- **Cut grass in front lawn.**
- **Cover or close doors and windows.**

If the corrective action set forth above is not taken by 12:00 AM on November 6th, 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: LANDSCAPE-007283-2026

I hereby certify that a copy of the Notice of Violation was served on September 23, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to: 11755 7th St E, Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1623 2738 92 & 7918 El Cajon Blvd. Unit N266, La Mesa, CA 91942-6719, Certified Number 9214 8902 9562 6590 1623 2739 46 (Receipt Attached)

x Posting on the property at: 11755 7th 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 23rd day of September 2026, by Anna Bartenstein is personally known to me or has produced as identification.

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

_____
Notary Public

Oct 27, 2026 at 2:52:30 PM
11775 Seventh St E
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: LANDSCAPE-007283-2026

October 27th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SKYVIEW HEIGHTS 116 LLC
11755 7th St E
Treasure Island FL 33706

SKYVIEW HEIGHTS 116 LLC
7918 El Cajon Blvd. Unit N266
La Mesa, CA 91942-6719

SKYVIEW HEIGHTS 116 LLC
STE 1200
SHERIDAN, WY 82801

94 PINE NEEDLE TRACE
MONTICELLO, FL 32344

SKYVIEW HEIGHTS 116 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v SKYVIEW HEIGHTS 116 LLC

Dear SKYVIEW HEIGHTS 116 LLC,

Please be advised that your property located at 11755 7th St E, Treasure Island, FL 33706, is in violation of Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances.

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

Section A- Description of the Property

Address of Violation: 11755 7th St E, Treasure Island, FL
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13320-021-0020
Legal Description: CAPRI ISLE BLK U, LOT 2

Section B-Description of Violations

City of Treasure Island

Oct 27, 2026 at 2:52:35 PM
11775 Seventh St E
Treasure Island FL 33706
United States

Oct 27, 2026 at 2:52:38 PM
11755 Seventh St E
Treasure Island FL 33706
United States

Oct 27, 2026 at 2:52:48 PM
11755 Seventh St E
Treasure Island FL 33706
United States

Oct 27, 2026 at 2:52:51 PM
11755 Seventh St E
Treasure Island FL 33706
United States

Oct 27, 2026 at 2:52:54 PM
11755 Seventh St E
Treasure Island FL 33706
United States

Oct 27, 2026 at 2:53:00 PM
11755 Seventh St E
Treasure Island, FL 33706
United States

Oct 27, 2026 at 2:53:17 PM
11755 Seventh St E
Treasure Island FL 33706
United States

Oct 27, 2026 at 2:53:21 PM
11755 Seventh St E
Treasure Island FL 33706
United States

Oct 27, 2026 at 2:53:22 PM
11755 Seventh St E
Treasure Island FL 33706
United States

Nov 3, 2026 at 3:15:57 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 Enfor nt
Case No: LAND 7283-2026

October 27th, 2026

VIA First Class Mail and Certified Mail Retur quested

SKYVIEW HEIGHTS 116 LLC
11755 7th St E
Treasure Island FL 33706

SKYVIEW HEIGHTS 116 LLC
STE 1200
SHERIDAN, WY 82801

94 PINE NEEDLE TRACE

HEIGHTS 116 LLC
n Blvd. Unit N266
, 91942-6719

HEIGHTS 116 LLC

MONTICELLO, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v SKYVIEW HEIGHTS 116 LLC

Dear SKYVIEW HEIGHTS 116 LLC,

Please be advised that your property located at 11755 7th St E, Treasure Island, FL 33706, is in violation of Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances.

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

Section A- Description of the Property
Address of Violation: 11755 7th St E, Treasure Island, FL
Property De: amily Home
Zoning Distn
Parcel #: 14-3 LOT 2
Legal Descripti

Section B-Description of Viola ons

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 R Receipt Requested

RONDEZVOUSWESTRENTALS LLC
245 110th Ave
Treasure Island FL 33706

NDEZVOUSWESTRENTALS LLC
15 S Atlantic Ave, Apt 301
Ocean Beach, FL 32931-2204

RE: Notice of Violation, City of Tre 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: LAND CONDO UNIT A

City of Treasure Island, Florida

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

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-007283-2026

Notice Of Hearing
(First Offense)

November 6, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 116 LLC
11755 7th St E
Treasure Island, FL 33706

Skyview Heights 116 LLC
7918 El Cajon Blvd. Unit N266
La Mesa, CA 91942-6719

Skyview Heights 116 LLC
1309 Coffeen Avenue, Ste 1200
Sheridan, WY 82801

Skyview Heights 116 LLC
94 Pine Needle Trace
Monticello, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: City of Treasure Island v. Skyview 116 LLC

Dear **Skyview Heights 116 LLC,**

On October 27, 2026, the City provided you with a Notice of Violation for the above referenced property. You were required to correct the violation by November 6, 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, November 18, 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:

11755 7th St E, Treasure Island, FL 33706

Property Description (Per PCPAO):

Use: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13320-021-0020
Legal Description: CAPRI ISLE BLK U, LOT 2

Section B-Description of Violations

- Grass exceeding 10 inches
- Windows and doors open for an extended period, property is open to the elements

Section C- Code Provisions Violated

Sec. 68-495. - Minimum property standards.
Sec. 18-37. - Unhealthful accumulations and excessive vegetation growth declared public nuisance

Section D- Corrective Action

- Cut grass in front lawn.
- Cover or close doors and windows.

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 November 8, 2026 to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: " Code Case LANDSCAPE-007283-2026"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than November 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 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. 231.

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,



Chad Zimmerman
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: LANDSCAPE-007283-2026

I hereby certify that a copy of the Notice of Hearing was served on November 6, 2026 by Chad Zimmerman via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Address and Certified Number
Skyview Heights 116 LLC 11755 7th St E, Treasure Island, FL 33706 &
Skyview Heights 116 LLC 7918 El Cajon Blvd. Unit N266, La Mesa, CA 91942-6719 &
Skyview Heights 116 LLC 1309 Coffeen Avenue, Ste 1200, Sheridan, WY 82801 &
Skyview Heights 116 LLC 94 Pine Needle Trace, Monticello, FL 32344 &
Haley R Long 94 Pine Needle Trace, Monticello, FL 32344 &
Tallahassee Courier Services LLC 94 Pine Needle Trace, Monticello, FL 32344 &
Mitchell Pomeroy 94 Pine Needle Trace Monticello, FL 32344 &
(Receipt Attached)

x Posting on the property at: 11755 7th Street Treasure Island FL 33706 (Picture Attached)

x Posting at City Hall by Chad Zimmerman (Picture Attached).

By: _____

Chad Zimmerman
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 10th day of November, 2026, by Chad Zimmerman is personally known to me or has produced as identification.

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

_____
Notary Public

Nov 6, 2026 at 3:59:06 PM
11755 Seventh 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

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-007283-2026

Notice Of Hearing
(First Offense)

November 6, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 116 LLC
11755 7th St E
Treasure Island, FL 33706

Skyview Heights 116 LLC
7918 El Cajon Blvd. Unit N266
La Mesa, CA 91942-6719

Skyview Heights 116 LLC
1309 Coffeen Avenue, Ste 1200
Sheridan, WY 82801

Skyview Heights 116 LLC
94 Pine Needle Trace
Monticello, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: City of Treasure Island v. Skyview 116 LLC

Dear **Skyview Heights 116 LLC,**

On October 27, 2026, the City provided you with a Notice of Violation for the above referenced property. You were required to correct the violation by November 6, 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, November 18, 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.

corrective action to bring the property into compliance ... ated (Section C), and the required ... D).

Section A- Description of the Property

Address of Violation:

131 88th AVE Treasure Island

Use: 0110 Single Family ...

Nov 10, 2026 at 12:20:57 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 codes@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-007283-2026

Notice Of Hearing
(First Offense)

November 6, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 116 LLC
11755 7th St E
Treasure Island, FL 33706

Skyview Heights 116 LLC
1309 Coffeen Avenue, Ste 1200
Sheridan, WY 82801

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94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

Skyview Heights 116 LLC
7918 El Cajon Blvd. Unit N266
La Mesa, CA 91942-6719

Skyview Heights 116 LLC
94 Pine Needle Trace
Monticello, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

RE: City of Treasure Island v. Skyview 116 LLC

Dear **Skyview Heights 116 LLC,**

On October 27, 2026, the City provided you with a Notice of Violation for the above referenced property. You were required to correct the violation by November 6, 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, November 18, 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.

Nov 6, 2026 at 3:59:17 PM
11755 Seventh St E
Treasure Island FL 33706
United States

Nov 10, 2026 at 12:21:01 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

NOTICE OF VIOLATION
AND NOTICE OF CODE
ENFORCEMENT HEARING

TREASURE ISLAND FLORIDA

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

City of Treasure Island, Florida
Code Enforcement
Case No. CODE-007522-2026

NOTICE OF UNSAFE BUILDING

City of Treasure Island, Florida
Code Enforcement
Case No. ENVIRON-005687-2025

NOTICE OF UNSAFE BUILDING

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-006398-2025

NOTICE OF UNSAFE BUILDING

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-007224-2026

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-007283-2026

Notice Of Hearing
(First Offense)

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

Notice Of Hearing
Status, Fine & Certification of Lien

City of Treasure Island, Florida
Code Enforcement
Case No. DPROP-007222-2026

Notice Of Hearing

City of Treasure Island, Florida
Code Enforcement
Case No. DPROP-007223-2026
Notice of Violation

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

Notice Of Hearing
Status, Fine & Certification of Lien

City of Treasure Island, Florida
Code Enforcement
Case No. HEALTH-007209-2026

City of Treasure Island, Florida
Code Enforcement
Case No. HEALTH-007390-2026

City of Treasure Island, Florida
Code Enforcement
Case No. HEALTH-007398-2026

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-006727-2025

City of Treasure Island, Florida
Code Enforcement
Case No. FLOOD-005687-2025

City of Treasure Island, Florida
Code Enforcement
Case No. POOLMAINT-007149-2026

Parcel Summary (as of 04-Nov-2026)

Parcel Number
14-31-15-13320-021-0020

Owner Name
SKYVIEW HEIGHTS 116 LLC

Property Use
0110 Single Family Home

Site Address
11755 7TH ST E
TREASURE ISLAND, FL 33706

Mailing Address
7918 EL CAJON BLVD UNIT N266
LA MESA, CA 91942-6719

Legal Description
CAPRI ISLE BLK U, LOT 2

Current Tax District
TREASURE ISLAND (TI)

Year Built
1966

Living SF	Gross SF	Living Units	Buildings
2,277	2,799	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
23278/1227	$908,800	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	49/59

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$775,412	$775,412	$775,412	$775,412	$775,412

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	$686,525	$686,525	$686,525	$686,525	$686,525
2024	N	$1,165,835	$835,494	$835,494	$1,165,835	$835,494
2023	N	$1,222,914	$759,540	$759,540	$1,222,914	$759,540
2022	N	$930,354	$690,491	$690,491	$930,354	$690,491
2021	N	$627,719	$627,719	$627,719	$627,719	$627,719

2026 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	2026 Millage Rate	Tax District
View 2026 Tax Bill	16.4574	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
01-Aug-2025	$705,000	Q	I	SPIRAKIS ELKE G AMENDA	SKYVIEW HEIGHTS 116 LLC	23278/1227
28-Feb-2019	$0	U	I	AMENDA LOTHAR K EST	AMENDA-SPIRAKIS ELKE G	20455/1087
16-Jun-1987	$165,000	Q				06518/0142
30-Nov-1985	$185,000	Q				06109/0619
31-Dec-1979	$95,000	Q				04948/1152

2026 Land Information

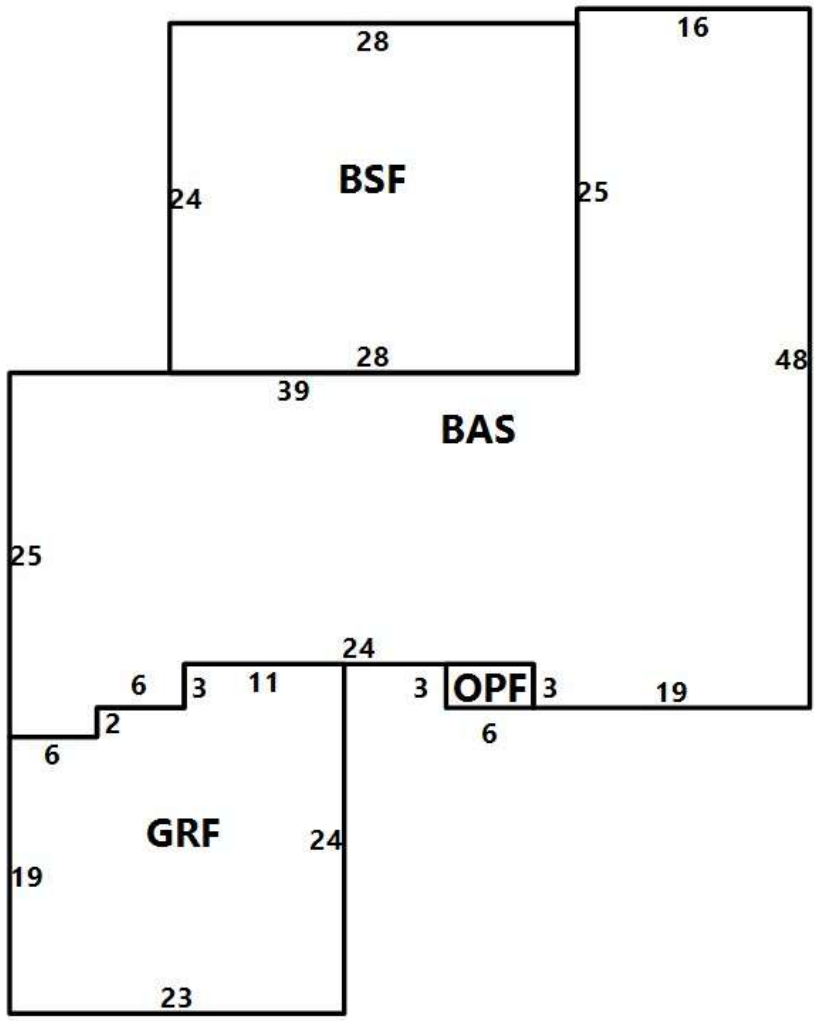
Land Area: ≅ 9,753 sf | ≅ 0.22 acres	Frontage and/or View: Canal/River	Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	81x120	$9,500	81.00	FF	1.0486	$806,898

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	Concrete Tile/Metal
Year Built	1966
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	9
Effective Age	49

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,605	1,605
Base Semi-finished (BSF)	672	672
Garage (GRF)	0	504
Open Porch (OPF)	0	18
Total Area SF	**2,277**	**2,799**



2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	$13,000.00	1	$13,000	$5,200	1987
DOCK	$62.00	204.0	$12,648	$5,059	1987
FIREPLACE	$5,500.00	1	$5,500	$2,200	1966
PATIO/DECK	$28.00	200.0	$5,600	$2,240	1980
STM/SEC SH	$2,100.00	2	$4,200	$1,680	1987
STM/SEC SH	$3,200.00	1	$3,200	$1,280	1987

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-012594-2025	ADDITION/REMODEL/RENOVATION	01/12/2026	$72,357
BLDR-003180-2021	FENCE	12/17/2021	$1,450
201900408	ROOF	02/26/2019	$23,690
200601741	ROOF	01/24/2007	$5,323
200300556	HEAT/AIR	05/16/2003	$1,700

Adam Ross, Pinellas County Tax Collector

PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | https://pinellastaxcollector.gov

2026 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **https://pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.5% convenience fee

If Paid By	November 30, 2026	December 31, 2026	January 31, 2027	February 28, 2027	March 31, 2027
Please Pay	12,250.83	12,378.44	12,506.05	12,633.67	12,761.28

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R153730		TI

PARCEL NO.: 14/31/15/13320/021/0020
SITE ADDRESS: 11755 7TH ST E TREASURE ISLAND
LEGAL:
CAPRI ISLE BLK U, LOT 2

SKYVIEW HEIGHTS 116 LLC
7918 EL CAJON BLVD UNIT N266
LA MESA CA 91942-6719

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.4989	775,412	0	775,412	3,488.50
HEALTH DEPARTMENT	0.0713	775,412	0	775,412	55.29
EMS	0.8050	775,412	0	775,412	624.21
SCHOOL-STATE LAW	3.0250	775,412	0	775,412	2,345.62
SCHOOL-LOCAL BD.	3.2480	775,412	0	775,412	2,518.54
SW FLA WTR MGMT.	0.1831	775,412	0	775,412	141.98
PINELLAS COUNTY PLN.CNCL.	0.0171	775,412	0	775,412	13.26
JUVENILE WELFARE BOARD	0.8168	775,412	0	775,412	633.36
TREASURE ISLAND	3.7922	775,412	0	775,412	2,940.52
TOTAL MILLAGE	16.4574			GROSS AD VALOREM TAXES	$12,761.28

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	$0.00
COMBINED GROSS TAXES AND ASSESSMENTS	$12,761.28

CERTIFIED FUNDS OR CASH REQUIRED FOR DELINQUENT TAXES

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

Pay in U.S. funds to **Pinellas County Tax Collector**
PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | https://pinellastaxcollector.gov

2026 REAL ESTATE TAX

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Please Pay	12,250.83	12,378.44	12,506.05	12,633.67	12,761.28

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
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CAPRI ISLE BLK U, LOT 2

SKYVIEW HEIGHTS 116 LLC
7918 EL CAJON BLVD UNIT N266
LA MESA CA 91942-6719

CERTIFIED FUNDS OR CASH REQUIRED FOR DELINQUENT TAXES

CODE BOARD MEETING

CITY OF TREASURE ISLAND

COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: CEB#: LANDSCAPE-007283-2026

City of Treasure Island v. Skyview Heights 116 LLC

Address: 11755 7th St E, Treasure Island, FL. 33706

Action Request: N/A

Strategic Objective: N/A

Date: November 18, 2026

Prepared By: Chad Zimmerman

Through: James Dixon, Code Enforcement Supervisor

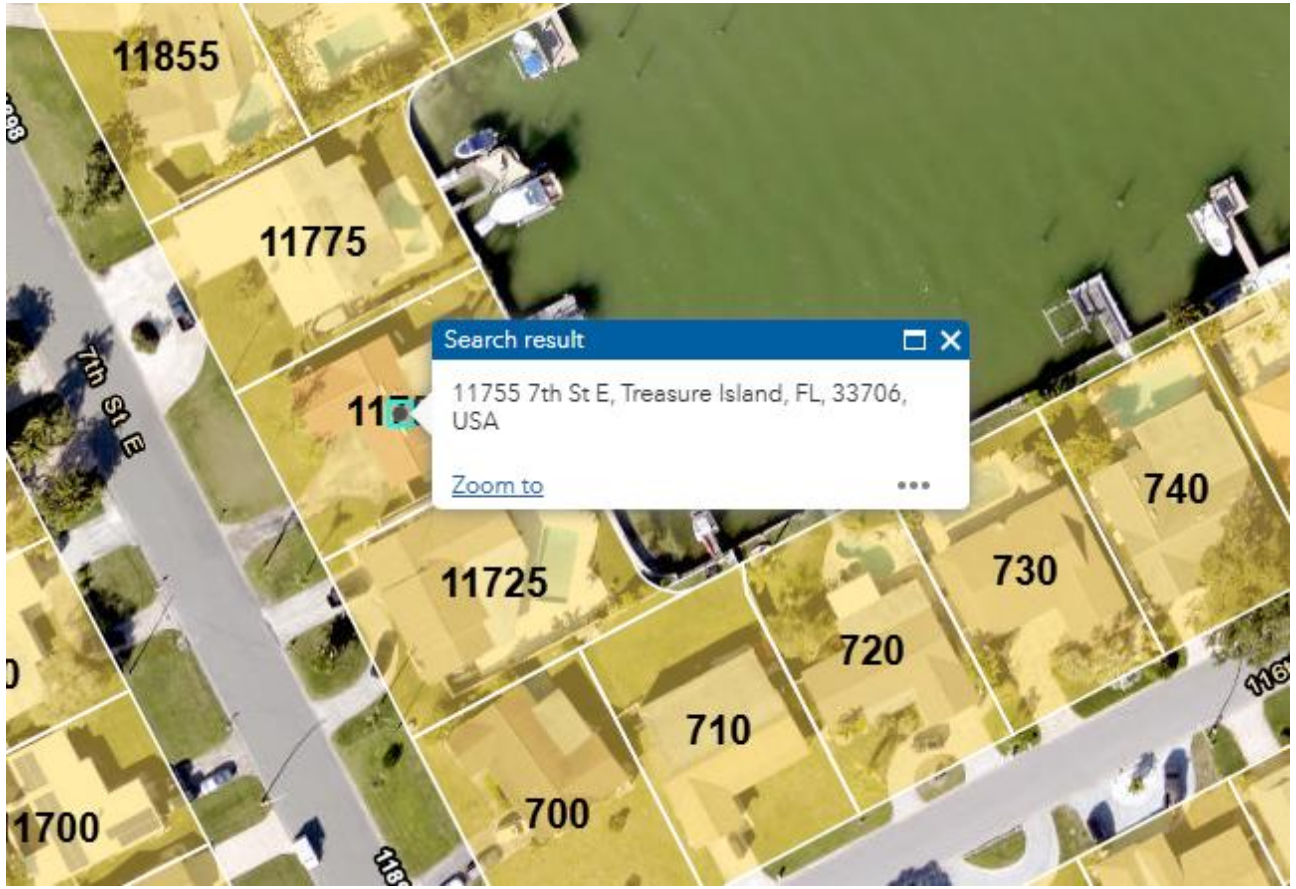
Sergio Purrinos, Community Development Director

Summary of Issue : First Hearing for Code Case

Attachments:

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

Zoning Map


11855
11775
Search result
11755 7th St E, Treasure Island, FL, 33706, USA
Zoom to
7th St E
11725
740
730
720
710
700
1700

Code Sections

- 18-37 - Unhealthful accumulations and excessive vegetation growth declared public nuisance.

- 68-495 - Minimum property standards.

Notice of Violation

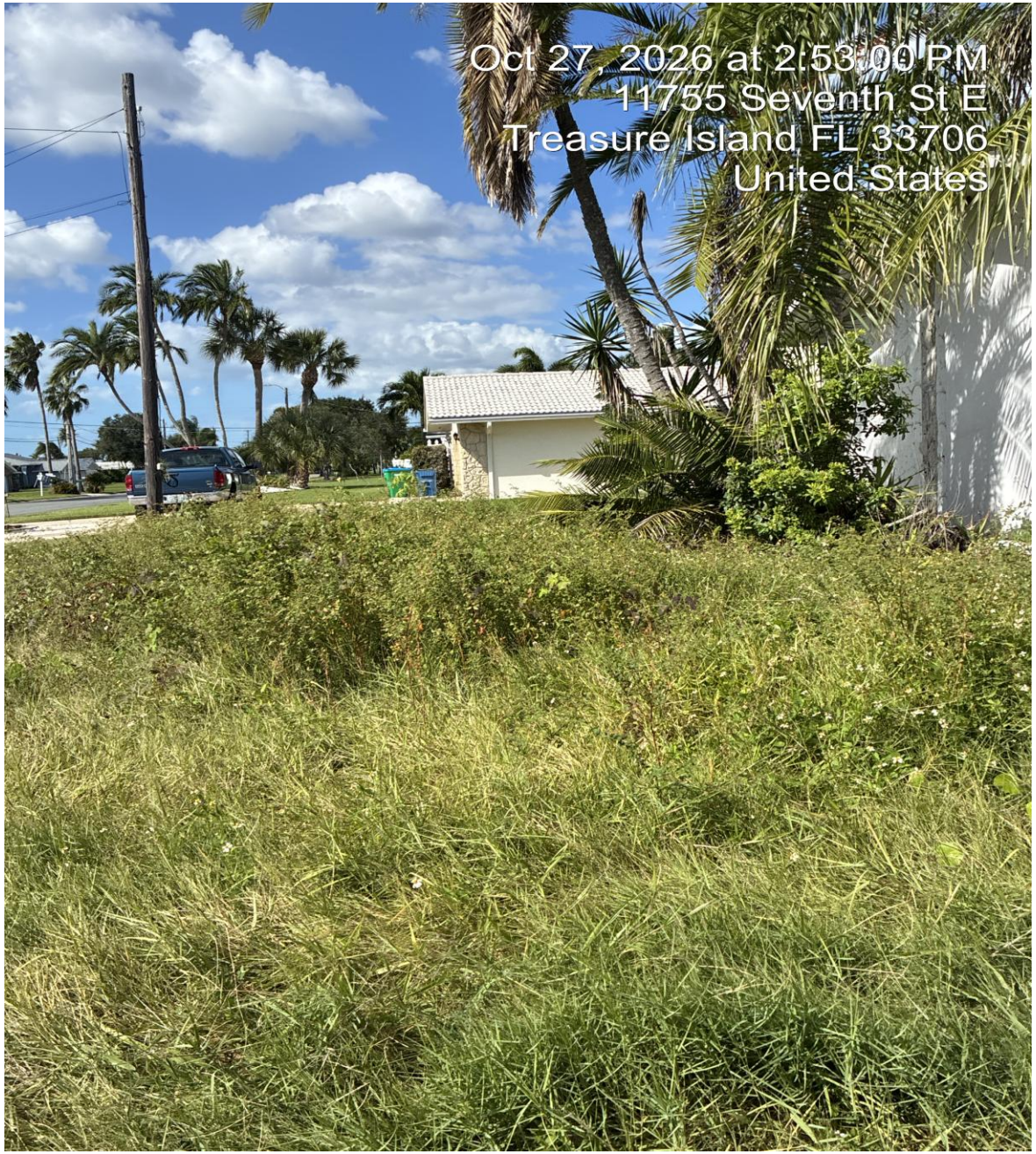
- August 21, 2026 - Complaint for overgrown grass, Case started, LANDSCAPE-007283-2026, Courtesy Notice sent.
- October 27, 2026 – , LANDSCAPE-007283-2026, Notice of Violation (NOV) filed.
- Affidavit of Service
- Pictures
- Sec. 18-37 and Sec. 68-495


Oct 27, 2026 at 2:53:22 PM
11755 Seventh St E
Treasure Island FL 33706
United States


Oct 27, 2026 at 2:52:48 PM
11755 Seventh St E
Treasure Island FL 33706
United States

Notice of Hearing

- November 6, 2026 - Notice of Hearing for LANDSCAPE-007283-2026
- Proof of Property Ownership
  - PCPAO
  - Tax Collector
- Affidavit of Service
- Pictures
- Sec. 18-37 and Sec. 68-495


Oct 27, 2026 at 2:53:00 PM
11755 Seventh St E
Treasure Island FL 33706
United States


Oct 27, 2026 at 2:52:54 PM
11755 Seventh St E
Treasure Island FL 33706
United States

Staff Recommendation

- Staff recommends the property owner be found as a first-time violator and given 14 days to correct the violations.

- Steps required to correct the violations include:
  - Mow grass and weeds and remove clippings.
  - Cover, close or install missing windows and doors.

Proposed Motion

- In the case LANDSCAPE-007283-2026, 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 116 LLC is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37 and Section 68-495 and is ordered to mow the landscaping and remove the clippings and close, cover or install missing windows and doors. If the above corrective action is not accomplished by 12:00 AM on December 2, 2026, a return hearing notice will be posted and the Respondent will return to hearing on December 16, 2026, for further determination. Upon complying with said sections of the code, the Respondent shall notify the Community Development Department, who shall inspect the property and notify the Board of Compliance.

AGENDA ITEM NO. VII.2

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE:	November 18, 2026
SUBMITTED BY:	Chad Zimmerman, Community Development
ITEM TYPE:	CEB Exhibit
AGENDA SECTION:	**NEW BUSINESS**
SUBJECT:	LANDSCAPE-007263-2026 Skyview Heights 232 LLC 11975 4th St E, Treasure Island, FL 33706

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:

1 Evidentiary Fact Sheet.pdf
2 Section 18-37.pdf
3 Section 68-495.pdf
4 Section 72-4.pdf
5 Section 116.1.pdf
6a NOV LANDSCAPE-007263-2026 11975 4th St E Treasure Island, FL.pdf
7 NOV Affidavit of Service LANDSCAPE-007263-2026 11975 4th St E Treasure Island, FL.pdf
8 NOV posting photos 10.1.26.pdf
9 NOH LANDSCAPE-007263-2026 11975 4th St E Treasure Island, FL.pdf
10 NOH Affidavit of Service LANDSCAPE-007263-2026 11975 4th St E Treasure Island, FL.pdf
11 NOH posting photos 11.3.2026.pdf
12 PCPAO screenshot.pdf

13 TaxBill_2026_167732.pdf
14 LANDSCAPE-007263-2026 Skyview Heights 232 LLC.pdf

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 # **LANDSCAPE-007263-2026**

1. Address of Violation:
   11975 4th St E Treasure Island, FL 33706

2. Property Description:

   Use: 0110 Single Family Home
   Zoning District: RU-75
   Parcel #: 14-31-15-13230-010-0320
   Legal Description: Capri Isle Sub Blk J, Lot 32

3. Description of Violations
   - Grass and weeds exceed the allowed height, including grass in excess of ten (10) inches.
   - Exterior doors are missing. The structure is not secured against entry.
   - A palm tree in the rear yard is leaning toward the property line and may fall onto adjacent property.
   - Fallen trees remain in the rear yard.

4. Code Provisions Violated

   Sec. 18-37 Unhealthful accumulations and excessive vegetation growth 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 grass in excess of ten inches, 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.

Sec. 68—495 — Minimum property standards

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

Sec. 116.1 - Conditions.
Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

Sec. 72-4. - Hazardous conditions.
(a) It shall be unlawful for the owner or occupant of any property to permit to remain upon property any tree or tree branch or other growth that is in danger of falling upon any public way or upon property owned or occupied by another or when the same creates and constitutes a hazard to the life or limb of any person or persons.

5. Staff Actions
    a. Courtesy Notice – 8/18/2026
        i. Email communication serving as Courtesy Notice between Anna Bartenstein, Code Compliance Inspector, and Mitchell Pomeroy of Skyview Heights 232 LLC. Mr. Pomeroy responded “Hello. We will take care of it. Best regards.”

ii. After complaint from neighbor, Anna and I met with neighbor. She allowed access to her property to see back yard and to get pictures.
iii. Pictures from 10/1/2026

b. Notice of Violation – 10/1/2026
   i. Affidavit of Service
   ii. Proof of Property Ownership
      - PCPAO Printout
      - Pinellas County Tax Collector
   iii. Pictures of Posting
   iv. Notice of Violation First-Class Mail and Certified Mail returned for 11975 4th St E, Treasure Island, FL. Address.

c. Notice of Hearing-11/3/2026
   i. Pictures from posting 11/3/2026
   ii. Affidavit of Service
   iii. Proof of Property Ownership
      - PCPAO Printout
      - Pinellas County Tax Collector

6. Staff Recommendation

Staff recommend the property owner be found as a First-Time Violator of Section 18-37, Section 68-495, Section 116.1 and Section 72-4 and required to complete the following steps within 14 days. The steps required to correct the violations include:

a.) Mow grass and weeds.
b.) Secure all open entry points, including the missing exterior doors.
c.) Stabilize or remove the leaning palm so it cannot fall onto adjacent property.
d.) Obtain any required permit(s), then remove the fallen trees and debris.

7. Proposed Motion

In the case LANDSCAPE-007263-2026, 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 232 LLC, is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37, Section 68-495, Section 116.1 and Section 72-4 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 12:00 am on December 2, 2026, a return hearing notice will be posted and the Respondent will return to hearing on December 16th, 2026, 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. 18-37. Unhealthful accumulations and excessive vegetation growth 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 grass in excess of ten inches, or any other conditions or matter conducive to the breeding of mosquitos or to infestation by rats, rodents or other vermin, or the breeding, concealing or harboring of rats, rodents, snakes, dangerous reptiles or animals, insects or vermin or anything which may cause disease, or affect the health of the inhabitants of the city, or anything that endangers, injures or impairs the public health and safety of the inhabitants of the city.

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

(Code 1985, § 10-111(a), (b); Ord. No. 2025-33, § 2, 12-2-25)

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

(Ord. No. 07-01, § 2, 3-20-07; Ord. No. 12-01, § 2, 3-20-12; Ord. No. 15-03, § 3, 7-7-15; Ord. No. 17-02, § 1, 6-20-17)

Sec. 72-4. Hazardous conditions.

(a) It shall be unlawful for the owner or occupant of any property to permit to remain upon property any tree or tree branch or other growth that is in danger of falling upon any public way or upon property owned or occupied by another or when the same creates and constitutes a hazard to the life or limb of any person or persons.

(b) When it shall be determined by the city that any existing trees, plants or hedges upon private property or public rights-of-way or easements contiguous to such private property are causing hazardous conditions to any underground sewer, water or electrical lines, or overhead electrical or telephone wires, it shall forthwith give notice to the property owner upon whose property or right-of-way or easement such hazard exists, that such trees, plants or hedges shall be removed within a time certain as designated in such notice.

(c) The notice hereby required shall be served as follows:

(1) By personal delivery to the owner; or

(2) By delivery to a person at least 18 years of age within the household of the owner;

(3) By affixing a copy of the notice in a conspicuous place near the entry to such premises; or

(4) By mailing by certified mail a copy of the notice to the last known address of the owner.

(d) If a person who has been served with notice to remove trees, plants or hedges which constitute the hazardous conditions described herein from private property, rights-of-way or easements shall fail to comply within the specified time, the city shall remedy the conditions, or contract with others to remedy such conditions; and the cost thereof shall be charged against the owner of such property.

(e) If the cost of remedying such conditions is not paid within 30 days after receipt of the statement therefore from the city, the amount thereof shall become and constitute a lien and charge against the real property with interest.

(f) The lien imposed by this section shall be a first and prior lien against the property subject only to the lien for taxes imposed by the county and the state, and shall be of the same character as the lien for municipal taxes and assessments. If the lien is not paid within 180 days from its effective date, the lien may be enforced in the same manner as delinquent ad valorem tax liens or special assessment liens and shall be certified by the director of finance to the city attorney for collection.

(Ord. No. 95-10, § 40-4, 9-19-95)

SECTION 116 UNSAFE STRUCTURES AND EQUIPMENT

[A] 116.1 Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or that constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe.

[A] 116.2 Record. The building official shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

[A] 116.3 Notice. If an unsafe condition is found, the building official shall serve on the owner of the structure, or the owner's authorized agent, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the building official acceptance or rejection of the terms of the order.

[A] 116.4 Method of service. Such notice shall be deemed properly served where a copy thereof is served in accordance with one of the following methods: 1. A copy is delivered to the owner personally. 2. A copy is sent by certified or registered mail addressed to the owner at the last known address with the return receipt requested. 3. A copy is delivered in any other manner as prescribed by local law. If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the owner.

[A] 116.5 Restoration or abatement. Where the structure or equipment determined to be unsafe by the building official is restored to a safe condition, the owner, the owner's authorized agent, operator or occupant of a structure, premises or equipment deemed unsafe by the building official shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action. To the extent that repairs, alterations or additions are made or a change of occupancy occurs during the restoration of the structure, such repairs, alterations, additions and

change of occupancy shall comply with the requirements of the International Existing Building Code.

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: LANDSCAPE-007263-2026

October 1, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 232 LLC
11975 4th St E
Treasure Island, FL 33706

Skyview Heights 232 LLC
1309 Coffeen Ave, Ste 1200
Sheridan, WY 82801-5777

Skyview Heights 232 LLC
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v Skyview Heights 232 LLC

Dear **Skyview Heights 232 LLC**,

Please be advised that your property located at 11975 4th St E, Treasure Island, FL 33706, is in violation of Section 18-37, Section 68-495, Section 116.1 and Section 72-4 of the City of Treasure Island Code of Ordinances and of the Florida Building Code. This notice is issued under Chapter 18, Article II, as amended by Ordinances 2025-33 and 2026-14, and under the City's code enforcement procedures.

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: 11975 4th St E, Treasure Island, FL 33706
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13230-010-0320
Legal Description: Capri Isle Sub Blk J, Lot 32

Section B-Description of Violations

- Grass and weeds exceed the allowed height, including grass in excess of ten (10) inches.
- Exterior doors are missing. The structure is not secured against entry.
- A palm in the rear yard is leaning toward the property line and may fall onto adjacent property.
- Fallen trees remain in the rear yard.

Section C- Code Provisions Violated

Sec. 18-37 – Unhealthful accumulations and excessive vegetation growth 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 grass in excess of ten inches, 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.

Sec. 68-495 – Minimum property standards

(2) Turf maintenance and height of grass. The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements: a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth. b. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly. c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth. d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way. e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways.

Sec. 116.1 - Conditions.

Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building

official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

Sec. 72-4. - Hazardous conditions.

(a) It shall be unlawful for the owner or occupant of any property to permit to remain upon property any tree or tree branch or other growth that is in danger of falling upon any public way or upon property owned or occupied by another or when the same creates and constitutes a hazard to the life or limb of any person or persons.

Section D- Corrective Action Due by: 12:00 AM on October 31, 2026

- **Mow the premises and abutting right-of-way to six (6) inches or less, and remove the cuttings.**
- **Secure all open entry points, including the missing exterior doors.**
- **Stabilize or remove the leaning palm so it cannot fall onto adjacent property.**
- **Obtain any required permit, then remove the fallen trees and debris.**

If the corrective action set forth above is not taken by 12:00 AM on October 31, 2026, the undersigned will request a hearing before the Code Enforcement Board of the City of Treasure Island, FL. If the grass is not cut by that deadline, the City may enter and abate that nuisance under § 18-38. The owner will be billed the cost of the work, a $250.00 administrative fee, and the cost of preparing and recording a lien. Charges unpaid ten (10) days after the invoice is mailed may become a lien, collectible by any means available under Florida law, including foreclosure and the tax bill. This abatement authority does not extend to the doors or the trees.

The owner may appeal the § 18-37 violation in writing to the City Clerk within ten (10) days of this notice. State the property address, parcel ID, contact information, and the issues. A timely appeal stays abatement of the grass only, unless the City Manager finds an imminent threat to health, safety, or welfare. A cost appeal may be filed within fifteen (15) days after the invoice and stays recording of the lien. § 18-38(e).

If any violation remains after the deadline, the City will set a hearing before the Code Enforcement Board or Special Magistrate. The Board or Magistrate may fine up to $250.00 per day for a first violation and $500.00 per day for a repeat violation. Each day may be a separate offense. An unpaid fine may become a lien and may be foreclosed.

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,

Chad Zimmerman
Code Compliance Inspector
City of Treasure Island
727-547-4575 ext. 231

City of Treasure Island, Florida

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

Affidavit of Service
Code Enforcement Case: LANDSCAPE-007263-2026

I hereby certify that a copy of the Notice of Violation was served on 2026 by Chad Zimmerman via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Address & Certified Number
11975 4th St E, Treasure Island FL 33706 & 9214 8902 9562 6590 1623 4975 26
1309 Coffeen Ave Ste 1200 Sheridan WY 82801-5777 & 9214 8902 9562 6590 1623 4976 18
7918 El Cajon Blvd Ste N266 La Mesa, CA 91942 & 9214 8902 9562 6590 1623 4976 63
94 Pine Needle Trace Monticello FL 32344 & 9214 8902 9562 6590 1623 4977 00
7918 El Cajon Blvd Ste N266 La Mesa CA 91942 & 9214 8902 9562 6590 1623 4977 55
94 Pine Needle Trace Monticello FL 32344 & 9214 8902 9562 6590 1623 4977 62
94 Pine Needle Trace Monticello FL 32344 & 9214 8902 9562 6590 1623 4977 86

(Receipt Attached)

x Posting on the property at: 11975 4th St E, Treasure Island FL 33706 (Picture Attached)

x Posting at City Hall by Chad Zimmerman (Picture Attached).

By: _____

Chad Zimmerman
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 1st day of October, 2026, by Chad Zimmerman is personally known to me or has produced as identification.

NOTARY S

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

Notary Public

Oct 1, 2026 at 2:30:25 PM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 2:30:30 PM
11975 Fourth St E
Treasure Island FL 33706
United States

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

City of Treasure Island, Florida
Code Enforcement
Case No: LANDSCAPE-007263-2026

October 1, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 232 LLC
11975 4th St E
Treasure Island, FL 33706

Skyview Heights 232 LLC
1309 Coffeen Ave, Ste 1200
Sheridan, WY 82801-5777

Skyview Heights 232 LLC
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v Skyview Heights 232 LLC

Dear **Skyview Heights 232 LLC**,

Please be advised that your property located at 11975 4th St E, Treasure Island, FL 33706, is in violation of Section 18-37, Section 68-495, Section 116.1 and Section 72-4 of the City of Treasure Island Code of Ordinances and of the Florida Building Code. This notice is issued under Chapter 18, Article II, as amended by Ordinances 2025-33 and 2026-14, and under the City's code enforcement procedures.

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: 11975 4th St E, Treasure Island, FL 33706
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13230-010-0320
Legal Description: Capri Isle Sub Blk J, Lot 32

Oct 1, 2026 at 2:30:39 PM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 2:30:52 PM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 2:31:25 PM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 2:43:47 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: LANDSCAPE-007263-2026

October 1, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 232 LLC
11975 4th St E
Treasure Island, FL 33706

Skyview Heights 232 LLC
1309 Coffeen Ave, Ste 1200
Sheridan, WY 82801-5777

Skyview Heights 232 LLC
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v Skyview Heights 232 LLC

Dear **Skyview Heights 232 LLC,**

Please be advised that your property located at 11975 4th St E, Treasure Island, FL 33706, is in violation of Section 18-37, Section 68-495, Section 116.1 and Section 72-4 of the City of Treasure Island Code of Ordinances and of the Florida Building Code. This notice is issued under Chapter 18, Article II, as amended by Ordinances 2025-33 and 2026-14, and under the City's code enforcement procedures.

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: 11975 4th St E, Treasure Island, FL 33706
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13230-010-0320
Legal Description: Capri Isle Sub Blk J, Lot 32

ure Island, Florida
of Treasure Island, Florida
1 Gulf Blvd., Treasure Island, FL 33706
(727) 547-4575 Fax (727) 547-4582
144

Oct 1, 2026 at 2:43:50 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: LANDSCAPE-007263-2026

October 1, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 232 LLC
11975 4th St E
Treasure Island, FL 33706

Skyview Heights 232 LLC
1309 Coffeen Ave, Ste 1200
Sheridan, WY 82801-5777

Skyview Heights 232 LLC
7918 El-Cajon Blvd, Ste N266
La Mesa, CA 91942

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
7918 El-Cajon Blvd, Ste N266
La Mesa, CA 91942

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

Haley B Long
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v. Skyview Heights 232 LLC

Dear Skyview Heights 232 LLC,

Please be advised that your property located at 11975 4th St E, Treasure Island, FL 33706, is in violation of Section 18-37, Section 68-495, Section 110.5 and Section 72-6 of the City of Treasure Island Code of Ordinances and of the Florida Building Code. This notice is issued under Chapter 18, Article II, as amended by Ordinances 2025-33 and 2026-04, and under the City's code enforcement procedures.

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:
11975 4th St E, Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0311 Single Family Dwelling
Zoning District: RM-15
Parcel #: 14-31-15-13230-010-0320
Legal Description: Capri Isle Sub Blk I, Lot 32

Page 1 of 4 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: LANDSCAPE-007433-2026

September 30, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Vitale Homes
12155 6th St E
Treasure Island, FL, 33706

Vitale Homes
3600 Gulfeo Drive, Ste 103
Trinity, FL, 34655

Julie Vitale
3600 Gulfeo Drive, Ste 103
Trinity, FL, 34655

RE: Notice of Violation, City of Treasure Island v. Vitale Homes

Dear Vitale Homes,

This Notice of Violation is issued pursuant to Chapter 18, Article II of the Code of Ordinances of the City of Treasure Island, Florida, as recently amended by Ordinance 2025-33. The amendment specifically adds grass in excess of ten (10) inches as a declared public nuisance, in addition to other unhealthful accumulations and excessive vegetation growth.

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: 12155 6th St E, Treasure Island, FL, 33706
Property Description: 0090 Vacant Residential Land w/XFSB
Zoning District: RU-75
Parcel #: 14-31-15-13284-015-0340
Legal Description: Capri Isle Sub Blk G, Lot 34

Section B-Description of Violations
- Grass and weeds have grown beyond ten-inch limit.

Section C- Code Provisions Violated
Sec. 18-37. - Unhealthful accumulations and excessive vegetation growth declared public nuisance.

Page 1 of 3 City of Treasure Island

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

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-007279-2026

September 29, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SUNDARA DEVELOPMENT GROUP LLC
11325 4th St E
Treasure Island, FL 33706

SUNDARA DEVELOPMENT GROUP LLC
2709 Hollywood Blvd, PMB A-2004
Hollywood, FL 33020-4821

David M Van Hoeven
2709 Hollywood Blvd, PMB A-2004
Hollywood, FL 33020-4821

Neal Theriot
2709 Hollywood Blvd, PMB A-2004
Hollywood, FL 33020-4821

Pia Van Hoeven
2709 Hollywood Blvd, PMB A-2004
Hollywood, FL 33020-4821

Jonathan Van Hoeven
2709 Hollywood Blvd, PMB A-2004
Hollywood, FL 33020-4821

RE: Notice of Violation, City of Treasure Island v. SUNDARA DEVELOPMENT GROUP

Dear SUNDARA DEVELOPMENT GROUP,

Please be advised that your property located at 11325 4th Street E, Treasure Island, FL 33706 is in violation of Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances. The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that are being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property
Address of Violation:
11325 4th Street E Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0110 Single Family
Zoning District: RU-75
Parcel #: 23-31-15-43488-002-0400
Legal Description: ISLE OF PALMS 1ST ADD BLK 2, LOT 38

Page 1 of 3 City of Treasure Island

City of Treasure Island, Florida
Code Enforcement
Case No: VEHICL...-007...-2026

Certified Mail Return Receipt Requested

CAPRI HAVEN LLC
2101 W CYPRESS ST
TAMPA, FL 33606-1000

...y of Treasure Island v. CAPRI HAVEN LLC

...at your property located at 197 116th Ave, Treasure I...
...-106 of the City of Treasure Island Code of Ordinances...
...ides the description of the property (Section A), a des...
...ode provisions that are being violated (Section C), a...
...e property into compliance (Section D).

...the Property
Violations: 197 116th Avenue, Treasure Island, FL
...scription: 0311 Apartments (10 - 49 units)
...ning: RM-15
...-31-15-13230-001-0230
...ription: CAPRI ISLE SUB BLK A, LOT 23 LESS TH
...(COR SD LOT 23 TH N62DEG...
...(22.6FT TO PO

...Violations:
...ained mor... on property for extended period

...ions Violated:
...ding or leaving abandoned property on public or priva...
...ance, exemptions.

City of Treasure Island

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

TREASURE ISLAND FLORIDA

City of Treasure Island,

Petitioner,

V.

Case No. SWO-007173-2026

ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST

Respondent(s)

July 24, 2026

Owner: ROWLAND, JON M TRE
ROWLAND FAMILY REV TRUST
Mailing Address: PO BOX 1219
OLDSMAR, FL 34677-1219
Property Address: 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 alleges that the subject property- completed electrical, mechanical, and plumbing work without applying for or obtaining required permits.

Code Violation:

Sec. 46-104.1 – Permits Required.

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

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: LANDSCAPE-007283-2026

September 23, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SKYVIEW HEIGHTS 116 LLC
11755 7th St E
Treasure Island FL 33706

SKYVIEW HEIGHTS 116 LLC
7918 El Cajon Blvd. Unit N266
La Mesa, CA 91942-6719

RE: Notice of Violation, City of Treasure Island v. SKYVIEW HEIGHTS 116 LLC

Dear SKYVIEW HEIGHTS 116 LLC,

Please be advised that your property located at 11755 7th St E, Treasure Island, FL is in violation of Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances.

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

Section A- Description of the Property
Address of Violation: 11755 7th St E, Treasure Island, FL
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13320-021-0020
Legal Description: CAPRI ISLE BLK U, LOT 2

Section B-Description of Violations
- Grass exceeding 10 inches
- Windows and doors open for extended period

Section C- Code Provisions Violated
Sec. 68-495. - Minimum property standards.
Sec. 18-37. - Unhealthful accumulations and excessive vegetation growth declared public nuisance.

Section D- Corrective Action Due by: 12:00 AM on October 7th, 2026

- Cut grass in front lawn.
- Close doors and windows.

Page 1 of 3 City of Treasure Island

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

City of Treasure Island, Florida
Code Enforcement
Case No. Signs-007286-2026

August 24, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

WHITNEY, CLOTILDE V TRE
500 SEA WALK CT
SANIBEL, FL 33957-5406

RE: Notice of Violation, City of Treasure Island v. WHITNEY, CLOTILDE V TRE

Dear WHITNEY, CLOTILDE V TRE,

Please be advised that your property located at 109 107th Ave., Treasure Island, FL 33706 is in violation of Section 66-104.1 and Section 66-104.3 (Work without a permit) and applicable provisions of the City's Sign Regulations 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:
109 107th Ave, Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 1121 Strip Store
Zoning District: PR-MU C
Parcel #: 23-31-15-91436-006-0090
Legal Description: TREASURE ISLAND; CITY OF BLK 6, LOTS 9 AND 10

Section B-Description of Violations
A permanent wall sign advertising "Kaia Bowls – Acai Bowls • Poke Bowls • Smoothies & Coffee" has been installed on the building without the required permit having been obtained from the City of Treasure Island.

Page 1 of 3 City of Treasure Island

City of Treasure Island, Flor...
10451 Gulf Blvd., Treasure Island, FL 33...
Phone (727) 547-4575 Fax (727) 547-4...
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No: TURTLE-007289-2026

DATE: August 24, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SUNCOAST MOTEL AND APARTMENTS INC
10264 GULF BLVD
TREASURE ISLAND, FL 33706-4811

RE: Notice of Violation, City of Treasure Island v. SUNCOAST MOTEL AND APARTMENTS INC

Dear SUNCOAST MOTEL AND APARTMENTS INC,

Please be advised that your property located at 10248 Gulf Blvd, Fl... violation of Section 72-163 of the City of Treasure Island Code of Ordinan...

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

Section A- Description of the Property
Address of Violation: 10248 Gulf Blvd., Treasure Island, Fl...
Property Description: 3913 Hotels and Motels
Zoning District: RPH-50
Parcel #: 26-31-15-78786-002-0060
Legal Description: SAWYER & HARKEY'S 6TH ADD BLK 2...
VAC ST ON W

Section B-Description of Violations
- Artificial light on the beach side of the property is visible from the b... meet the standards for lighting during your... turtle nesting season (...

Section C- Code Provisions Violated
Sec. 72-163. - Standards for lighting.
(a) Standards for new, existing, inservice, and exterior lighting. No direct... lighting or other lighting may be seen from the beach during nesting ... from dusk until dawn, unless:

Page 1 of 3 City of Treasure Island

145

Oct 1, 2026 at 8:54:24 AM
11955 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 8:54:28 AM
11955 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 8:54:47 AM
11975 Fourth St E
Treasure Island FL 33706
United States



Oct 1, 2026 at 8:55:07 AM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 8:55:28 AM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 8:55:37 AM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 8:55:50 AM
11975 Fourth St E
Treasure Island FL 33706
United States


Oct 1, 2026 at 8:56:05 AM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 8:56:19 AM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 8:56:23 AM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 8:56:37 AM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 8:56:39 AM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 8:56:48 AM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 8:57:08 AM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 8:57:32 AM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 8:57:44 AM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 8:57:57 AM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 8:58:15 AM
11975 Fourth St E
Treasure Island FL 33706
United States


Oct 1, 2026 at 8:58:38 AM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 9:16:38 AM
11950 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 9:16:49 AM
11950 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 9:16:55 AM
11950 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 9:17:08 AM
11975 Fourth St E
Treasure Island FL 33706
United States

Oct 1, 2026 at 9:17:10 AM
11975 Fourth St E
Treasure Island FL 33706
United States

City of Treasure Island, Florida

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

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-007263-2026

Notice Of Hearing
(First Offense)

November 3, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 232 LLC
11975 4th St E
Treasure Island, FL 33706

Skyview Heights 232 LLC
1309 Coffeen Ave, Ste 1200
Sheridan, WY 82801-5777

Skyview Heights 232 LLC
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

RE: City of Treasure Island v. Skyview Heights 232 LLC

Dear **Skyview Heights 232 LLC**,

On October 1, 2026, the City provided you with a Notice of Violation for the above referenced property. You were required to correct the violation by Saturday, October 31, 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, November 18, 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: 11975 4th St E, Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13230-010-0320
Legal Description: Capri Isle Sub Blk J, Lot 32

Section B-Description of Violations

- Grass and weeds exceed the allowed height, including grass in excess of ten (10) inches.
- Exterior doors are missing. The structure is not secured against entry.
- A palm in the rear yard is leaning toward the property line and may fall onto adjacent property.
- Fallen trees remain in the rear yard.

Section C- Code Provisions Violated

- **Sec. 18-37 Unhealthful accumulations and excessive vegetation growth 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 grass in excess of ten inches, 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.

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

  (2) Turf maintenance and height of grass. The exterior areas of the premises, including yards, lots and public rights-of-way shall be maintained in a manner free from nuisances, hazards and other unsanitary conditions through the following requirements: a. All premises with overgrown grass over six inches high on all residential properties shall be considered excessive growth. b. Premises landscaped with lawns, hedges, and bushes edged/or trimmed shall be kept from becoming overgrown and unsightly. c. Lawns shall be kept in a condition reflective of reasonable care, with grass showing no excessive signs of neglect, discoloring and/or dead vegetative growth. d. Owners of private properties are responsible for the maintenance of vegetation, including weeds, grass and other plant materials in the established abutting right-of-way. e. It shall be unlawful to dispose of grass clippings, tree trimmings, and/or other vegetative materials in the right-of-way, street, alley or waterways.

- **Sec. 116.1 - Conditions.**

  Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

- **Sec. 72-4. - Hazardous conditions.**

  (a) It shall be unlawful for the owner or occupant of any property to permit to remain upon property any tree or tree branch or other growth that is in danger of falling upon any public way or upon property owned or occupied by another or when the same creates and constitutes a hazard to the life or limb of any person or persons.

Section D- Corrective Action

- Mow the premises and abutting right-of-way to six (6) inches or less and remove the cuttings.
- Secure all open entry points, including the missing exterior doors.

- Stabilize or remove the leaning palm so it cannot fall onto adjacent property.
- Obtain any required permit(s), then remove the fallen trees and debris.

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 November 8, 2026, to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # LANDSCAPE-007263-2026"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than November 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 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. 231.

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,

Chad Zimmerman
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: LANDSCAPE-007263-2026

I hereby certify that a copy of the Notice of Violation was served on November 3, 2026 by Chad Zimmerman via:

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

Skyview Heights 232 LLC 11975 4th St E Treasure Island, FL 33706 &
9214 8902 9562 6590 1624 4420 68
Skyview Heights 232 LLC 1309 Coffeen Ave, Ste 1200 Sheridan, WY 82801-5777 &
9214 8902 9562 6590 1624 4421 81
Skyview Heights 232 LLC 7918 El Cajon Blvd, Ste N266 La Mesa, CA 91942 &
9214 8902 9562 6590 1624 4422 28
Tallahassee Courier Services LLC 94 Pine Needle Trace Monticello, FL 32344 &
9214 8902 9562 6590 1624 4422 73
Mitchell Pomeroy 7918 El Cajon Blvd, Ste N266 La Mesa, CA 91942 &
9214 8902 9562 6590 1624 4429 14
Mitchell Pomeroy 94 Pine Needle Trace Monticello, FL 32344 &
9214 8902 9562 6590 1624 4429 52
Haley R Long 94 Pine Needle Trace Monticello, FL 32344 &
9214 8902 9562 6590 1624 4430 10

(Receipt Attached)

x Posting on the property at: 11975 4th St E Treasure Island, FL 33706 (Picture Attached)

x Posting at City Hall by Chad Zimmerman (Picture Attached).

By: _____

Chad Zimmerman
Code Compliance Inspector
City of Treasure Island, FL

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

State of Florida)
) ss
County of Pinellas)

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

NOTARY SEAL

Bianca Danet
Notary Public

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

Nov 3, 2026 at 11:49:36 AM
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. LANDSCAPE-007263-2026

Notice Of Hearing
(First Offense)

November 3, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 232 LLC
11975 4th St E
Treasure Island, FL 33706

Skyview Heights 232 LLC
1309 Coffeen Ave, Ste 1200
Sheridan, WY 82801-5777

Skyview Heights 232 LLC
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

RE: City of Treasure Island v. Skyview Heights 232 LLC

Dear **Skyview Heights 232 LLC,**

On October 1, 2026, the City provided you with a Notice of Violation for the above referenced property. You were required to correct the violation by Saturday, October 31, 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, November 18, 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.

177

Nov 3, 2026 at 11:34:21 AM
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. LANDSCAPE-007263-2026

Notice Of Hearing
(First Offense)

November 3, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 232 LLC
11975 4th St E
Treasure Island, FL 33706

Skyview Heights 232 LLC
1309 Coffeen Ave, Ste 1200
Sheridan, WY 82801-5777

Skyview Heights 232 LLC
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

RE: City of Treasure Island v. Skyview Heights 232 LLC

Dear **Skyview Heights 232 LLC**,

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You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, November 18, 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.

City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706

Parcel Summary (as of 04-Nov-2026)

Parcel Number
14-31-15-13230-010-0320

Owner Name
SKYVIEW HEIGHTS 232 LLC

Property Use
0110 Single Family Home

Site Address
11975 4TH ST E
TREASURE ISLAND, FL 33706

Mailing Address
7918 EL CAJON BLVD
LA MESA, CA 91942-6719

Legal Description
CAPRI ISLE SUB BLK J, LOT 32

Current Tax District
TREASURE ISLAND (TI)

Year Built
1970

Living SF	Gross SF	Living Units	Buildings
2,405	3,045	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
23489/1366	$824,800	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	38/1

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$703,995	$703,995	$703,995	$703,995	$703,995

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	$705,502	$285,756	$235,034	$260,756	$235,034
2024	Y	$1,168,468	$311,759	$261,759	$286,759	$261,759
2023	Y	$1,206,757	$302,679	$252,679	$277,679	$252,679
2022	Y	$939,324	$293,863	$243,863	$268,863	$243,863
2021	Y	$655,385	$288,086	$238,086	$263,086	$238,086

2026 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	2026 Millage Rate	Tax District
View 2026 Tax Bill	16.4574	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
09-Mar-2026	$875,000	Q	I	PRIME LEAD ADVISORS LLC	SKYVIEW HEIGHTS 232 LLC	23489/1366
04-Mar-2026	$751,000	Q	I	APTER LEWIS I	PRIME LEAD ADVISORS LLC	23487/0220
22-Feb-2019	$100	U	I	APTER LEWIS I	APTER LEWIS I	20441/1143
31-Dec-1979	$86,000	Q			APTER, LEWIS I	04831/1946
31-Dec-1969	$6,500	U				03029/0054

2026 Land Information

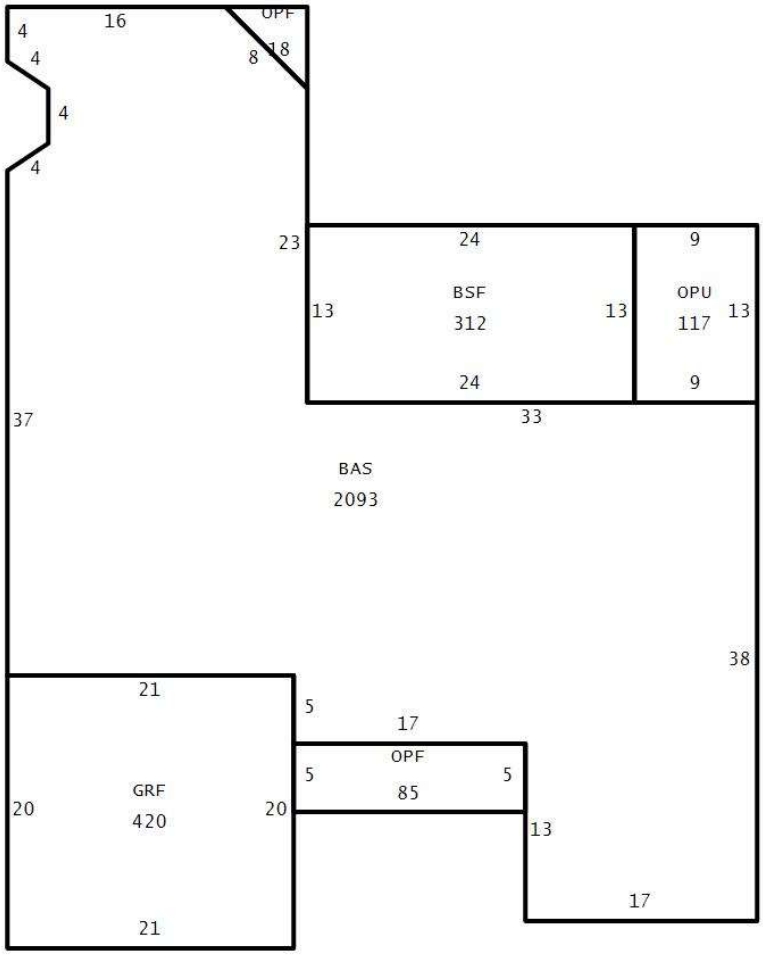
Land Area: ≅ 8,451 sf | ≅ 0.19 acres	Frontage and/or View: Canal/River	Seawall: Yes

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

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Concrete Tile/Metal
Year Built	1970
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Upgrade
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	10
Effective Age	35

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	2,093	2,093
Base Semi-finished (BSF)	312	312
Garage (GRF)	0	420
Open Porch (OPF)	0	103
Open Porch Unfinished (OPU)	0	117
Total Area SF	**2,405**	**3,045**



2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	$62.00	518.0	$32,116	$12,846	1990

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-013298-2026	ADDITION/REMODEL/RENOVATION	05/08/2026	$44,000
BLDR-004925-2022	PATIO/DECK	12/02/2022	$3,435
BLDR-002291-2021	WINDOWS/DOORS	09/09/2021	$9,750
MECR-000498-2020	HEAT/AIR	07/20/2020	$6,846
201400923	ROOF	07/03/2014	$2,380
201200167	WINDOWS/DOORS	01/13/2012	$4,547
200301678	ROOF	12/29/2003	$15,900
200200311	MISCELLANEOUS	03/11/2002	$10,860
P2441397	DOCK	04/07/1997	$0

Adam Ross, Pinellas County Tax Collector

PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | https://pinellastaxcollector.gov

2026 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **https://pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.5% convenience fee

If Paid By	November 30, 2026	December 31, 2026	January 31, 2027	February 28, 2027	March 31, 2027
Please Pay	11,122.48	11,238.34	11,354.20	11,470.06	11,585.92

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R153438		TI

PARCEL NO.: 14/31/15/13230/010/0320
SITE ADDRESS: 11975 4TH ST E TREASURE ISLAND
LEGAL:
CAPRI ISLE SUB BLK J, LOT 32

SKYVIEW HEIGHTS 232 LLC
7918 EL CAJON BLVD
LA MESA CA 91942-6719

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.4989	703,995	0	703,995	3,167.20
HEALTH DEPARTMENT	0.0713	703,995	0	703,995	50.19
EMS	0.8050	703,995	0	703,995	566.72
SCHOOL-STATE LAW	3.0250	703,995	0	703,995	2,129.58
SCHOOL-LOCAL BD.	3.2480	703,995	0	703,995	2,286.58
SW FLA WTR MGMT.	0.1831	703,995	0	703,995	128.90
PINELLAS COUNTY PLN.CNCL.	0.0171	703,995	0	703,995	12.04
JUVENILE WELFARE BOARD	0.8168	703,995	0	703,995	575.02
TREASURE ISLAND	3.7922	703,995	0	703,995	2,669.69

TOTAL MILLAGE	16.4574	GROSS AD VALOREM TAXES	$11,585.92

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT

	GROSS NON-AD VALOREM ASSESSMENTS	$0.00
TAXES BECOME DELINQUENT APRIL 1ST	COMBINED GROSS TAXES AND ASSESSMENTS	$11,585.92

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

Pay in U.S. funds to **Pinellas County Tax Collector**
PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | https://pinellastaxcollector.gov

2026 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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R153438		TI

PARCEL NO.: 14/31/15/13230/010/0320
SITE ADDRESS: 11975 4TH ST E TREASURE ISLAND
LEGAL:
CAPRI ISLE SUB BLK J, LOT 32

SKYVIEW HEIGHTS 232 LLC
7918 EL CAJON BLVD
LA MESA CA 91942-6719

CODE BOARD MEETING

CITY OF TREASURE ISLAND

COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: CEB#: LANDSCAPE-007263-2026

City of Treasure Island v. Skyview Heights 232 LLC

Address: 11975 4th St E, Treasure Island, FL. 33706

Action Request: N/A

Strategic Objective: N/A

Date: November 18, 2026

Prepared By: Chad Zimmerman

Through: James Dixon, Code Enforcement Supervisor

Sergio Purrinos, Community Development Director

Summary of Issue : First Hearing for Code Case

Attachments:

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

Zoning Map


405
12055
12025
12005
385
12050
12020
12000
11970
11950
11900
11870
11850
11955
11905
11875
11855
11805
12000
11970
11950
Search result
11975 4th St E, Treasure Island, FL, 33706, USA
Zoom to
4th St E

Code Sections

- 18-37 – Unhealthful accumulations and excessive vegetation growth declared public nuisance.
- 68-495 – Minimum property standards
- 116.1 – Conditions
- 72-4 – Hazardous conditions

Notice of Violation

- September 16, 2026 – Complaint from neighbor.
- October 1, 2026 – Met with neighbor. Case LANDSCAPE-007263-2026 started. Notice of Violation filed, posted and mailed.
- Affidavit of Service
- Pictures
- Sec. 18-37, Sec. 68-495, Sec. 116.1 and Sec. 72-4


Oct 1, 2026 at 8:55:37 AM
11975 Fourth St E
Treasure Island FL 33706
United States


Oct 1, 2026 at 8:57:32 AM
11975 Fourth St E
Treasure Island FL 33706
United States


Oct 1, 2026 at 9:16:38 AM
11950 Fourth St E
Treasure Island FL 33706
United States
1975


Oct 1, 2026 at 9:16:49 AM
11950 Fourth St E
Treasure Island FL 33706
United States

Notice of Hearing

- November 6, 2026 - Notice Of Hearing for LANDSCAPE-007263-2026 filed, posted and mailed.
- Proof of Property Ownership
  - PCPAO
  - Tax Collector
- Affidavit of Service
- Pictures
- Sec. 18-37, Sec. 68-495, Sec. 116.1 and Sec. 72-4

Staff Recommendations

- Staff recommend the property owner be found as a first-time violator and given 14 days to correct the violation.

- The steps required to correct the violations include:
  - File for and obtain required permits before beginning work.
  - Mow the premises to six (6) inches or less and remove clippings.
  - Secure all entry points by covering, closing or installing missing windows and doors.
  - Anchor or remove leaning palm tree in back yard to prevent falling onto adjacent property
  - Remove fallen trees and debris

Proposed Motion

- In the case LANDSCAPE-007263-2026, 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 232 LLC is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37, Section 68-495, Section 116.1 and Section 72-4 and is ordered to maintain the landscaping to code, secure building openings, anchor or remove leaning palm tree and to remove fallen trees and debris. If the above corrective action is not accomplished by 12:00 AM on December 2, 2026, a return hearing notice will be posted and the Respondent will return to hearing on December 16, 2026, for further determination. Upon complying with said sections of the code, the Respondent shall notify the Community Development Department, who shall inspect the property and notify the Board of Compliance.

AGENDA ITEM NO. VII.3

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: November 18, 2026

SUBMITTED BY: Pamela Nash, Community Development

ITEM TYPE: Presentations

AGENDA SECTION: **NEW BUSINESS**

SUBJECT: DPROP-007222-2026 - 131 88TH AVE

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
0. AGENDA COVER PAGE.pdf
1. EVIDENTIARY FACT SHEET.pdf
2. NOTICE OF VIOLATION.pdf
3. NOTICE OF HEARING.pdf
4. POWERPOINT.pdf

Code Board Meeting

City of Treasure Island

Commission Chambers

Agenda

Agenda Title Name: CPROP-007222-2026 – 131 88TH AVE Treasure Island FL

Date: NOVEMBER 18, 2026

Prepared By: Pamela Nash

Through: James Dixon

Summary of Issue: PROPERTY VIOLATIONS

Attachments:

0. **AGENDA COVER SHEET**
1. **EVIDENTIARY FACT SHEET**
2. **NOTICE OF VIOLATION – COMPLETE PACKET**
3. **NOTICE OF HEARING – COMPLETE PACKET**
4. **POWER POINT PRESENTATION**

City of Treasure Island, Florida

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

Code Enforcement Board
Evidentiary Fact Sheet
Case # **DPROP-007222-2026**

1. Address of Violation:

   131 88TH AVE Treasure Island, FL 33706

2. Property Description:

   Use: 0110 Single Family Home _
   Zoning District: Residential Medium (RM-15)
   Parcel #: 25-31-15-38376-000-0230
   Legal Description: HERRON'S SUB NO. 4 LOT 23 & E 30FT OF LOT 24

3. Description of Violations on Property:
   - Miscellaneous Debris
   - Household items stored outside
   - Outdoor storage of discarded materials
   - Scrap building material
   - Deteriorated structure – missing roof shingles, damaged/displaced window screen,
   - Exterior not maintained in a clean, safe and sanitary condition and fall below minimum property standards

4. Code Provisions Violated
   - Sec. 18-37 – Unhealthful accumulation creating a public nuisance
   - Sec. 68-495- Minimum property standards

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.**

5. Staff Actions

a. Received code complaint – 07.16.26
b. Conducted site inspection – 07.16.26
    i. Pictures taken – 07.16.26, 7.30.26, 10.19.26

c. Notice of Violation – 07.29.26
    i. Affidavit of Service – 07.29.26
    ii. Proof of Property Ownership-07.29.26
        - PCPAO
        - Tax Collector
        - Compliance Date – 08.26.26

    Pictures Taken – 07.29.26

d. **Notice of Hearing**- 11.4.26
    i. Affidavit of Service – 11.4.26
    ii. Proof of Property Ownership – 11.4.26
        - PCPAO
        - Tax Collector

    Pictures Taken – 11.4.26

6. Staff Recommendation

Staff recommend the property owner be found as a First-Time Violator of Section 18-37 and Section 68-495 and be given 30 days to bring all violation into compliance.

7. Proposed Motion

In the case **DPROP-007222-2026**, I move that the Code Enforcement Board find that the Respondent, Anthony C Kloosterman **was/was not** present and based on the testimony and evidence received, it is evident that violations **do/do not** exist and therefore, the Respondent, Anthony C Kloosterman **is/is not** found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37 and Section 68-495.

If the corrective actions shown on the Notice of Hearing are not accomplished by 12pm on **Friday December 18, 2026** a return hearing notice will be posted and the tespondent will return to hearing on Wednesday January 20, 2027 Code Enforcement Board meeting for further determination.
Upon complying with said sections of the code, the Respondent shall notify the Code Compliance Department, who shall inspect the property and notify the Board of compliance.

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: DPROP-007222-2026
Notice of Violation

July 29, 2026

VIA First Clas Mail and Certified Return Receipt Requested

Anthony Kloosterman
131 88th AVE
Treasure Island FL 33706

RE: Notice of Violation, City of Treasure Island v Anthony Kloosterman

Dear Anthony Kloosterman

,

Please be advised that your property located at 131 88th AVE Treasure Island, FL 33706, 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:

Use: 0110 Single Family Home
Zoning: Residential Medium (RM-15)
Parcel# 25-31-15-38376-000-0230
Legal Description: HERRON'S SUB NO. 4 LOT 23 & E 30FT OF LOT 24

Section B- Description of Violation:

Upon inspection of the property located at 131 88th AVE Treasure Island FL 33706], conducted on July 16, 2026, the Code Compliance Inspector has determined that the following violation exists:

Section 18-37 – Unhealthful Accumulations / Public Nuisance

- Accumulation of miscellaneous debris.
- Outdoor storage of discarded materials.
- Construction debris.
- Household items stored outdoors.
- Tires.
- Lumber, pallets, scrap materials.
- Miscellaneous equipment

Section 68-495 – Minimum Property Maintenance

- Deteriorated exterior siding
- Missing roof shingles
- Damaged/displaced window screens.
- Exterior building components not maintained in good repair.
- Exterior premises not maintained in a clean, safe, and sanitary condition.

Section C- Code Provisions Violated

Sec.18-37. - Unhealthful accumulations declared public nuisance.
Sec. 68-495 – Minimum Property Standards

Section D- Corrective Action Due by: August 26, 2026:

- Remove all unhealthful accumulations and public nuisances as listed above from property.
- Repair or replace all deteriorated exterior materials as listed above.
- Perform maintenance to remove all signs of neglect and disrepair on property.

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

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

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

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

For the City of Treasure Island,

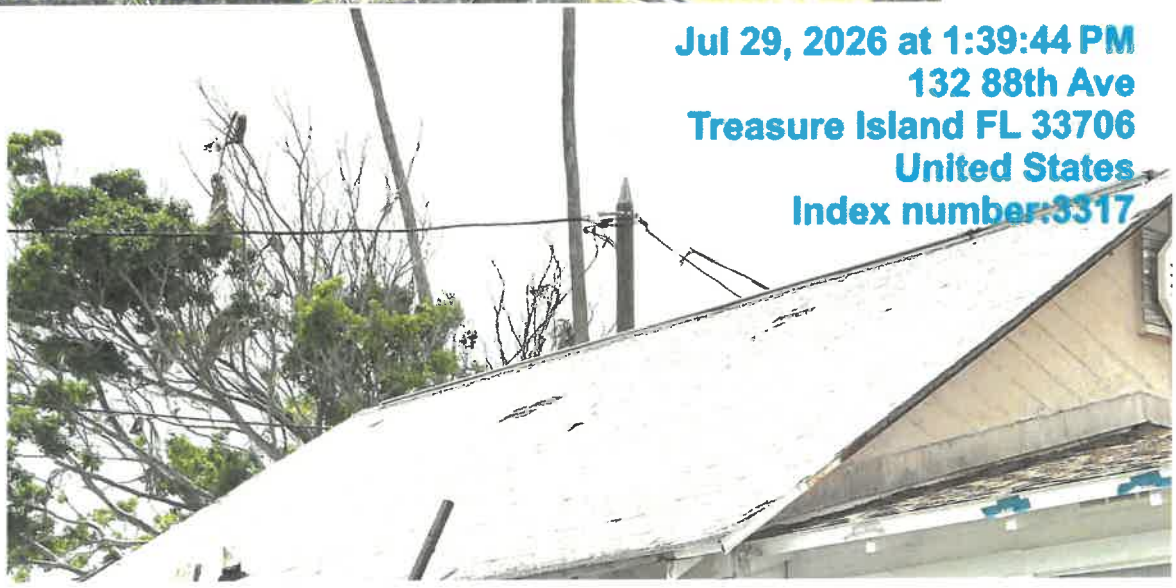
Pamela Nash
Code Compliance Inspector
City of Treasure Island
727.215.3443

NOTICE OF VIOLATION INSPECTION PHOTOS






Jul 16, 2026 at 12:06:39 PM
125 88th Ave
Treasure Island FL 33706
United States
Index number:3089


Jul 29, 2026 at 1:39:44 PM
132 88th Ave
Treasure Island FL 33706
United States
Index number:3317


Jul 29, 202
Treasure I
Inde


Jul 29, 2026 at 1:41:09 PM
132 88th Ave
Treasure Island FL 33706
United States
Index number:3321


Jul 29, 2026 at 1:41:48 PM
132 88th Ave
Treasure Island FL 33706
United States
Index number:3322


Jul 29, 2026 at 1:42:09 P
132 88th A
Treasure Island FL 337
United State
Index number:33

2025 DELINQUENT REAL ESTATE TAX

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

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Face: $5178.20	Cert #4749	If Received By	Jul 31, 2026	Aug 31, 2026	Sep 30, 2026
Rate: 4.75%	Bidder #3862113	Pay this Amount	$5443.36	$5443.36	$5443.36

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R275282		TI

KLOOSTERMAN, ANTHONY C
131 88TH AVE
TREASURE ISLAND, FL 33706-3307

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

PARCEL NO.: 25/31/15/38376/000/0230
SITE ADDRESS:131 88TH AVE, TREASURE ISLAND
PLAT: 16 PAGE: 107
LEGAL:
HERRON'S SUB NO. 4
LOT 23 & E 30FT OF LOT 24

Prior Year(s) Taxes Due

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	328,177	50,722	277,455	1,260.28
HEALTH DEPARTMENT	0.0713	328,177	50,722	277,455	19.78
EMS	0.8050	328,177	50,722	277,455	223.35
SCHOOL-STATE LAW	3.0450	328,177	25,000	303,177	923.17
SCHOOL-LOCAL BD.	3.2480	328,177	25,000	303,177	984.72
TREASURE ISLAND	3.8129	328,177	50,722	277,455	1,057.91
SW FLA WTR MGMT.	0.1831	328,177	50,722	277,455	50.80
PINELLAS COUNTY PLN.CNCL.	0.0175	328,177	50,722	277,455	4.86
JUVENILE WELFARE BOARD	0.8250	328,177	50,722	277,455	228.90

TOTAL MILLAGE 16.5501 — GROSS AD VALOREM TAXES $4,753.77

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT

GROSS NON-AD VALOREM ASSESSMENTS $0.00

TAXES BECOME DELINQUENT APRIL 1ST — COMBINED GROSS TAXES AND ASSESSMENTS $4,753.77

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

2025 DELINQUENT REAL ESTATE TAX

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

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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

Face: $5178.20	Cert #4749	If Received By	Jul 31, 2026	Aug 31, 2026	Sep 30, 2026
Rate: 4.75%	Bidder #3862113	Pay this Amount	$5443.36	$5443.36	$5443.36

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R275282		TI

KLOOSTERMAN, ANTHONY C
131 88TH AVE
TREASURE ISLAND, FL 33706-3307

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

PARCEL NO.: 25/31/15/38376/000/0230
SITE ADDRESS:131 88TH AVE, TREASURE ISLAND
PLAT: 16 PAGE: 107
LEGAL:
HERRON'S SUB NO. 4
LOT 23 & E 30FT OF LOT 24

Prior Year(s) Taxes Due

Duplicate N/A 07/29/2026

Parcel Summary (as of 28-Jul-2026)

Parcel Number
25-31-15-38376-000-0230

Owner Name
KLOOSTERMAN, ANTHONY C

Property Use
0110 Single Family Home

Site Address
131 88TH AVE
TREASURE ISLAND, FL 33706

Mailing Address
131 88TH AVE
TREASURE ISLAND, FL 33706-3307

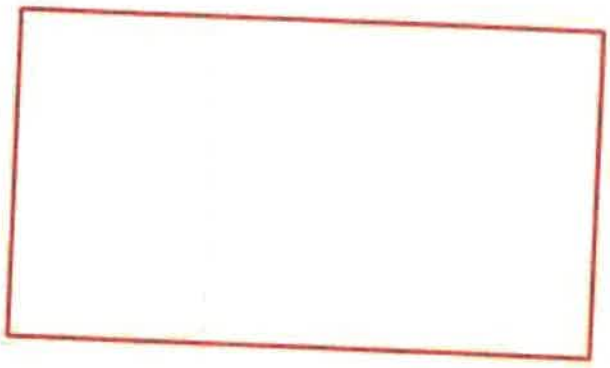
Legal Description
HERRON'S SUB NO. 4 LOT 23 & E 30FT OF LOT 24

Current Tax District
TREASURE ISLAND (TI)

Year Built
1938

Living SF	Gross SF	Living Units	Buildings
738	1,099	1	1

Parcel Map



Exemptions

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

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
17917/1817	$587,400	279.01	A	Current FEMA Maps	Check for EC	Zoning Map	16/107

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$501,913	$337,038	$285,627	$312,038	$285,627

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	$527,073	$328,177	$277,455	$303,177	
2024	Y	$738,422	$318,928	$268,928	$293,928	$268,928
2023	Y	$764,883	$322,985	$272,985	$297,985	$272,985
2022	Y	$545,083	$313,578	$263,578	$288,578	$263,578
2021	Y	$481,369	$304,445	$254,445	$279,445	$254,445

City of Treasure Island, Florida

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

Affidavit of Service
Code Enforcement Case #
DPROP-007222-2026

I hereby certify that a copy of the **Notice of Violation** was served on July 29, 2026, by Pamela Nash via:

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

Anthony Kloosterman 131 88th AVE Treasure Island FL 33706 VIA USPS and CERTIFIED MAIL NUMBER: 9214 8902 9562 6590 1621 3043 76 (Receipt Attached)

x Posting on the property at: 131 88th AVE TREASURE ISLAND FL 33706 (Picture Attached)

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

By: _____

Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 29TH day of July, 2026 , by PAMELA NASH who is personally known to me.

_____
Notary Public

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

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

Jul 29, 2026 at 11:03:12 AM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall
Index number:3313

City of Treasure Island, Florida
Code Enforcement Case: DPRO [illegible] 2026
Notice of Violation

July 29, 2026

VIA First Clas Mail and Certified Return Receipt Requested

Anthony Kloosterman
131 88th AVE
Treasure Island FL 33706

RE: Notice of Violation, City of Treasure Island v Anthony Kloosterm

Dear Anthony Kloosterman

Please be advised that your property located at 131 88th AVE Treasure Island, FL 33706. 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:
Use: 0110 Single Family Home
Zoning: Residential Medium (RM-15)
Parcel# 25-31-15-38376-000-0230
Legal Description: HERRON'S SUB NO. 4 LOT 23 & E 30FT OF LOT 24

Section B Description of Violation:

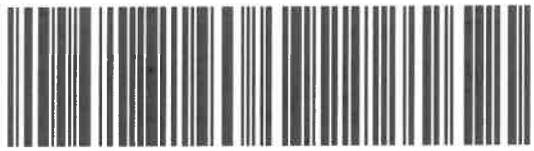
Upon inspection of the property located at 131 88th AVE Treasure Island FL 33706], conducted on July 16, 2026, the Code Compliance Inspector has determined that the following violation exists:

Page 1 of 3

City of Treasure Island



City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1621 3043 76

ANTHONY KLOOSTERMAN
131 88TH AVE
TREASURE ISLAND FL 33706

DPROP-007222-2026

CERTIFIEDMAILSTREAM

Enter search filters below to locate a specific mailpiece

Need Assistance? Contact our Technical Support department

Download Signatures

USPS Tracking Information

From Date: 07/01/2026
To Date: 11/9/2026
Contact:
Company:
Address: 131 88th ave
Address 2:
City:
State:
Zip:
Reference(Shown on Signature):
Internal Reference/Description:
Sender Name:
Tracking Number:
Tracking Events: All Certifieds - Mailed

Search

Tracking Number	Reference (Shown on Signature)	Internal Reference	Sender Name	Destination Address	Date Printed	Delivery Stat
9214890295626590162447859 3			PAMELA NASH	ANTHONY KLOOSTERMAN 131 88TH AVE TREASURE ISLAND, FL 33706	11/4/2026	Vacant 2026-11-07 Signature Pendi View Tracking De
9214890295626590162130437 6	DPROP-007222-2026		PAMELA NASH	ANTHONY KLOOSTERMAN 131 88TH AVE TREASURE ISLAND, FL 33706	7/29/2026	Processed Through Us 2026-08-23 Signature Pendi View Tracking De

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-007222-2026

Notice Of Hearing

November 4, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Anthony C Kloosterman
13188th AVE
Treasure Island FL 33706

RE: City of Treasure Island v. Anthony C. Kloosterman

Dear Anthony C Kloosterman,

On July 29, 2026 the City provided you with a Notice of Violation for the above referenced property. You were required to correct the violation by August 26, 2026. It is alleged that you have failed to correct the violation set forth above and specified in the Notice of Violation by the required date.

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

Section A- Description of the Property

Address of Violation:

131 88th AVE Treasure Island FL 33706
Use: 0110 Single Family Home
Zoning District: Residential Medium (RM15)
`Parcel 25-31-15-38376-000-0230
Legal Description HERRON'S SUB NO. 4 LOT 23 & E 30FT OF LOT 24

City of Treasure Island, Florida

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

Section B-Description of Violations
Section 18-37 — Unhealthful Accumulations / Public Nuisance

- Accumulation of miscellaneous debris.
- Outdoor storage of discarded materials.
- Construction debris.
- Household items stored outdoors.
- Tires.
- Lumber, pallets, scrap materials.
- Miscellaneous equipment.

Section 68-495 — Minimum Property Maintenance

- Deteriorated exterior siding.
- Missing roof shingles.
- Damaged/displaced window screens.
- Exterior building components not maintained in good repair.
- Exterior premises not maintained in a clean, safe, and sanitary condition.

Section C — Code Provisions Violated

Sec.18-37—Unhealthful accumulations declared public nuisance.
Sec. 68-495 — Minimum Property Standards

Section D — Corrective Action:

- Remove all unhealthful accumulations and public nuisances as listed above from property.
- Repair or replace all deteriorated exterior materials as listed above.
- Perform maintenance to remove all signs of neglect and disrepair on property.

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on November 18, 2026 at 11:00AM, at City Hall, Council Chambers, 10451 Gulf Blvd, Treasure Island, FL 33706, and be heard to the alleged violation at the property.

The Code Enforcement Board of the City of Treasure Island was appointed by the Board of City Commissioners pursuant to Chapter 162 of the Florida Statutes. The purpose of the Code Enforcement Board is to provide an equitable, expeditious, and effective method to enforce the City of Treasure Island's Code of Ordinances. In addition, the Code Enforcement Board serves to promote, protect, and improve the health, safety, and welfare of the City's residents. The Code Enforcement Board has the authority to subpoena alleged violators of the City's Code and witnesses to its hearings; to subpoena records, including public records, surveys, plats, and all

other documentary evidence deemed relevant to the case; to take testimony under oath; and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a violation into compliance with the applicable Codes. Such steps may include action by the City to correct the violation at the property owner's expense.

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

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

City of Treasure Island
Community Development Department
10451 Gulf Blvd
Treasure Island, FL 33706
Attn: **DPROP-007222-2026**

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

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the Code Compliance Inspector in the Notice of Violation, the case may still be presented to the Code Enforcement Board or Special Magistrate even if the violation has been corrected prior to the hearing date. Upon completing any corrective action required, it is your responsibility to contact the City and arrange for an inspection to verify compliance at 727.215.3443.

After the hearing, the Code Enforcement Board or Special Magistrate will make findings of facts, conclusions of law, and if a violation is found will issue an order compelling compliance. Failure to comply with an order of the Code Enforcement Board or Special Magistrate could result in a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations, which, if assessed, could become a lien on your property. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. Such a fine, if not paid, will become a lien on the property, which may be satisfied by foreclosure and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction.

City of Treasure Island, Florida

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

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

If you have any questions regarding the contents of this Notice, please contact this office at 727.215.34436..

For the City,

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, 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.

Pinellas County

Pinellas Recovers

Hurricane Help That Puts People First

People First Hurricane Recovery Programs

The People First Hurricane Recovery Programs are here to support homeowners and local landlords impacted by Hurricanes Idalia, Helene, or Milton. These programs provide funding and assistance to repair damage, prevent long-term displacement, and make housing safer and more affordable. These programs are available to Pinellas County residents, except in St. Petersburg, which has its own recovery programs.

Homeowner Rehabilitation/Reconstruction

Funding to repair, rebuild or replace homes damaged by hurricanes.

- For income-eligible homeowners who lived in the home during the hurricane(s).
- Applies to both traditionally built and mobile homes.
- Disaster Relief Reimbursement also available to cover up to six months of documented expenses including mortgage and utility payments for qualified applicants.

Homeowner Reimbursement

Get reimbursed for documented repairs or reconstruction work you already completed.

- Covers code-compliant work completed before applying.
- For income-eligible homeowners who lived in the home during the hurricane(s).

Local Landlord Program

Support for landlords to repair or rebuild rental properties damaged by hurricanes.

- Must agree to rent to income-qualified tenants.
- Traditionally built and mobile homes (five units max across all properties).



recover.pinellas.gov (727) 606-3307 recover@pinellas.gov


Oct 19, 2026 at 1:15:22 PM
131 88th Ave
Treasure Island FL 33706
United States
Index number 3692


Oct 19, 2026 at 1:15:56 PM
131 88th Ave
Treasure Island FL 33706
United States
Index number 3694


Oct 19, 2026 at 1:16:21 PM
131 88th Ave
Treasure Island FL 33706
United States
Index number:3696


Nov 4, 2026 at 9:00:35 AM
131 88th Ave
Treasure Island FL 33706
United States
Index number:3840

Parcel Summary (as of 09-Nov-2026)

Parcel Number
25-31-15-38376-000-0230

Owner Name
KLOOSTERMAN, ANTHONY C

Property Use
0110 Single Family Home

Site Address
131 88TH AVE
TREASURE ISLAND, FL 33706

Mailing Address
131 88TH AVE
TREASURE ISLAND, FL 33706-3307

Legal Description
HERRON'S SUB NO. 4 LOT 23 & E 30FT OF LOT 24

Current Tax District
TREASURE ISLAND (TI)

Year Built
1938

Living SF	Gross SF	Living Units	Buildings
738	1,099	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
17917/1817	$587,400	279.01	A	Current FEMA Maps	Check for EC	Zoning Map	16/107

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$501,913	$337,038	$285,627	$312,038	$285,627

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	$527,073	$328,177	$277,455	$303,177	$277,455
2024	Y	$738,422	$318,928	$268,928	$293,928	$268,928
2023	Y	$764,883	$322,985	$272,985	$297,985	$272,985
2022	Y	$545,083	$313,578	$263,578	$288,578	$263,578
2021	Y	$481,369	$304,445	$254,445	$279,445	$254,445

Adam Ross
Pinellas County Tax Collector

2026 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

300548.0000

DELINQUENTS

PARCEL NUMBER	ESCROW CD	Millage Code
R275282		TI

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

Ex:ADDITIONAL HOMESTEAD; HOMESTEAD

131 88TH AVE TREASURE ISLAND
HERRON'S SUB NO. 4 LOT 23 & E 30FT OF LOT 24

KLOOSTERMAN. ANTHONY C
131 88TH AVE
TREASURE ISLAND FL 33706-3307

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	337,038	4.4989	51,411	285,627	1,285.01
HEALTH DEPARTMENT	337,038	0.0713	51,411	285,627	20.37
EMS	337,038	0.8050	51,411	285,627	229.93
SCHOOL-STATE LAW	337,038	3.0250	25,000	312,038	943.91
SCHOOL-LOCAL BD.	337,038	3.2480	25,000	312,038	1,013.50
SW FLA WTR MGMT.	337,038	0.1831	51,411	285,627	52.30
PINELLAS COUNTY PLN.CNCL.	337,038	0.0171	51,411	285,627	4.88
JUVENILE WELFARE BOARD	337,038	0.8168	51,411	285,627	233.30
TREASURE ISLAND	337,038	3.7922	51,411	285,627	1,083.15

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

TOTAL MILLAGE	16.4574	AD VALOREM TAXES	4,866.35

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	4,866.35	See reverse side for important information

If Paid By	11/30/2026	12/31/2026	01/31/2027	02/28/2027	03/31/2027
Please Pay	4,671.70	4,720.36	4,769.02	4,817.69	4,866.35

PLEASE RETAIN THIS PORTION FOR YOUR RECORDS

Adam Ross
Pinellas County Tax Collector

2026 Real Estate
NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

300548.0000

DELINQUENTS

PARCEL NUMBER	ESCROW CD	Millage Code
R275282		TI

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

Ex:ADDITIONAL HOMESTEAD; HOMESTEAD

131 88TH AVE TREASURE ISLAND
HERRON'S SUB NO. 4 LOT 23 & E 30FT OF LOT 24

KLOOSTERMAN. ANTHONY C
131 88TH AVE
TREASURE ISLAND FL 33706-3307

DO NOT WRITE BELOW THIS PORTION

CERTIFIED FUNDS OR CASH ARE REQUIRED TO PAY DELINQUENT TAXES

If Paid By	11/30/2026	12/31/2026	01/31/2027	02/28/2027	03/31/2027
Please Pay	4,671.70	4,720.36	4,769.02	4,817.69	4,866.35

1 0R275282 2026 4

City of Treasure Island, Florida

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

Affidavit of Service
Code Enforcement Case #
DPROP-007222-2026
Anthony Kloosterman

I hereby certify that a copy of the **Notice of Hearing** was served on November 4, 2026, by Pamela Nash via:

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

131 88th AVE Treasure Island FL 33706 VIA USPS and CERTIFIED MAIL. NUMBER: 9214 8902 9562 6590 1624 4785 93 (Receipt Attached)

x Posting on the property at: 131 88th AVE TREASURE ISLAND FL 33706 (Picture Attached)

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

By: _____

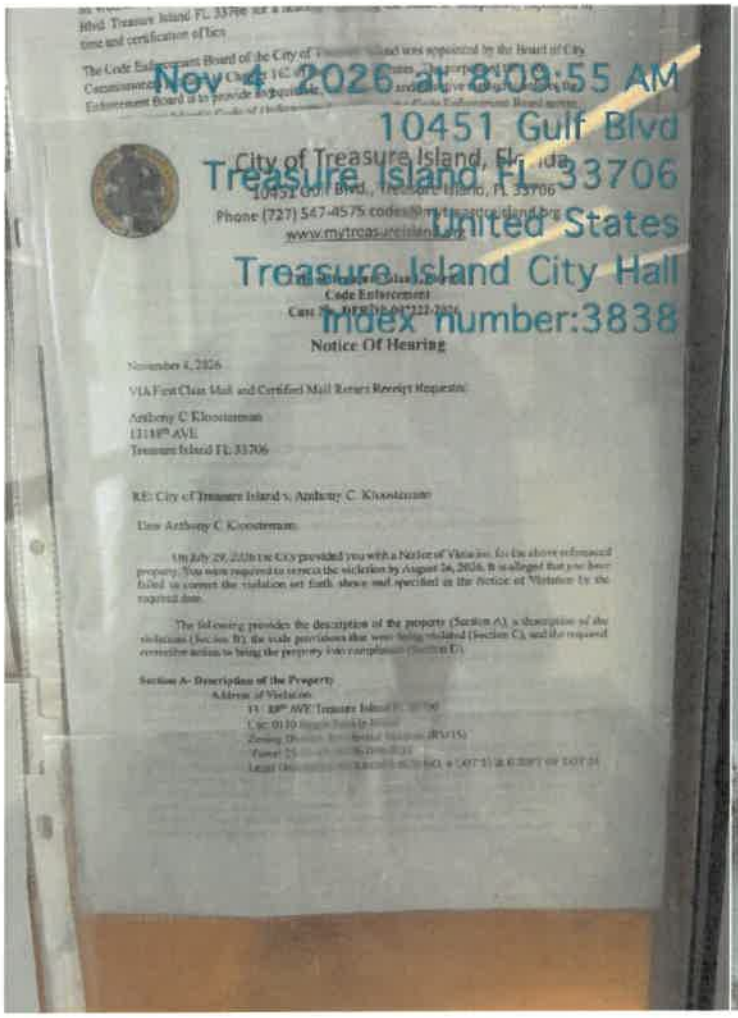
Pamela Nash
Code Compliance Inspector
City of Treasure Island, FL

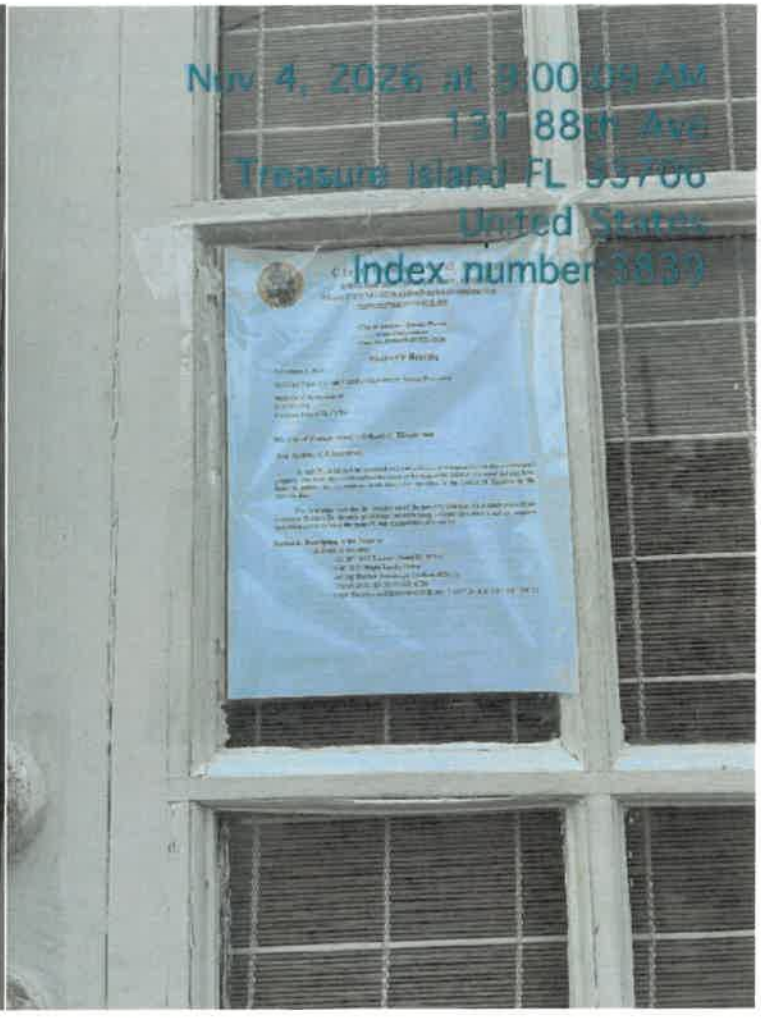
State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [__] online notarization, this 4th day of November, 2026 , by PAMELA NASH who is personally known to me.

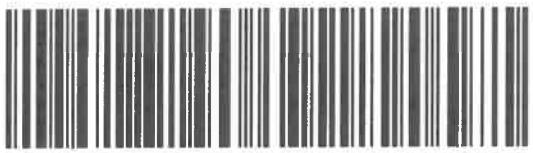
EMILY ELLIS
Notary Public-State of Florida
Commission # HH 649639
My Commission Expires
March 10, 2029

_____
Notary Public


Nov 4, 2026 at 8:09:55 AM
10451 Gulf Blvd
Treasure Island, FL 33706
United States
Treasure Island City Hall
Index number:3838
City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 code@mytreasureisland.org
www.mytreasureisland.org
Code Enforcement
Notice Of Hearing
November 4, 2026
VIA First Class Mail and Certified Mail Return Receipt Requested:
Anthony C Kloosterman
131 88th AVE
Treasure Island FL 33706
RE: City of Treasure Island v. Anthony C Kloosterman
Dear Anthony C Kloosterman:
Section A- Description of the Property:
Address of Violation:


Nov 4, 2026 at 9:00:09 AM
131 88th Ave
Treasure Island FL 33706
United States
Index number:3839

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4785 93

ANTHONY KLOOSTERMAN
131 88TH AVE
TREASURE ISLAND FL 33706

CERTIFIEDMAILSTREAM

Enter search filters below to locate a specific mailpiece

Need Assistance? Contact our Technical Support department

Download Signatures

USPS Tracking Information

From Date: 07/01/2026 To Date: 11/9/2026

Contact: Company:

Address: 131 88th ave Address 2:

City: State:

Zip: Reference(Shown on Signature):

Internal Reference/Description: Sender Name:

Tracking Number: Tracking Events: All Certifieds - Mailed

Search

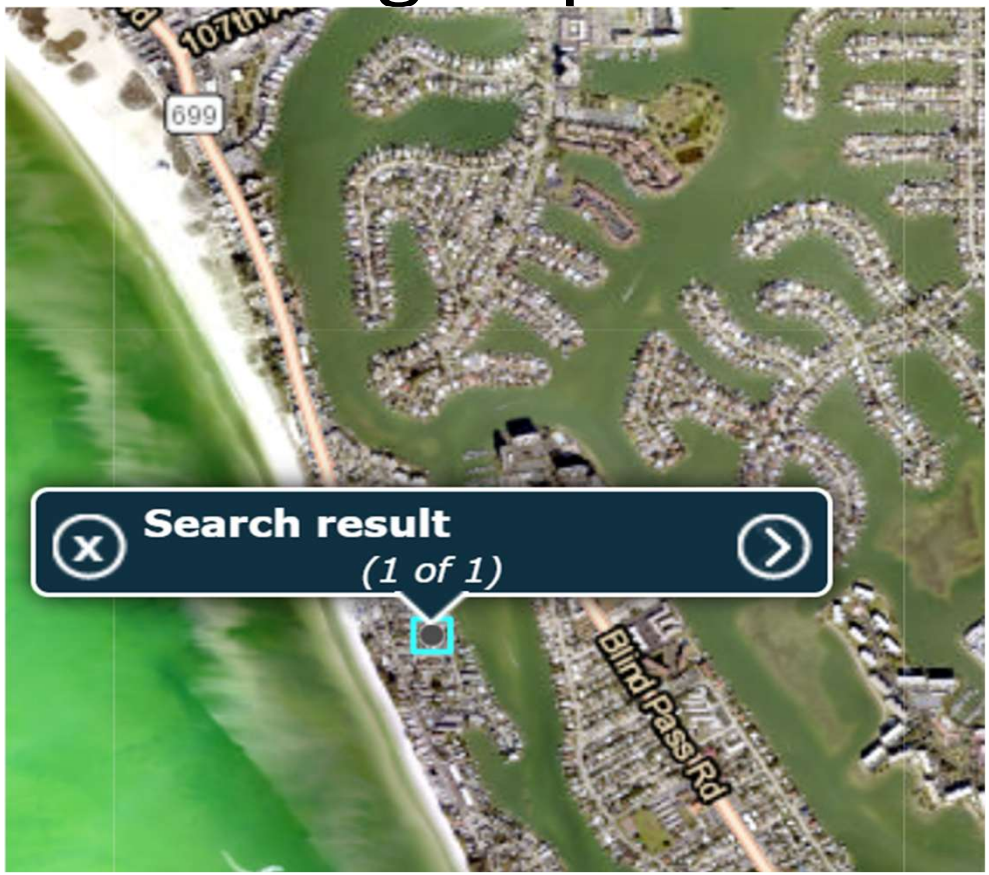
Tracking Number	Reference (Shown on Signature)	Internal Reference	Sender Name	Destination Address	Date Printed	Delivery Stat
9214890295626590162447859 3			PAMELA NASH	ANTHONY KLOOSTERMAN 131 88TH AVE TREASURE ISLAND, FL 33706	11/4/2026	Vacant 2026-11-07 Signature Pendi View Tracking Det
9214890295626590162130437 6	DPROP-007222-2026		PAMELA NASH	ANTHONY KLOOSTERMAN 131 88TH AVE TREASURE ISLAND, FL 33706	7/29/2026	Processed Through Usp 2026-08-23 Signature Pendi View Tracking Det

Code Enforcement Board

CEB# DPROP-007222-2026

131 88th AVE., TREASURE ISLAND, FL 33706

Zoning Map





Code Complaint – 07.16.26

- Site visit – 07.16.26
- Codes Violated: **Sec. 18-37 Unhealthful accumulation declared a public nuisance and Sec. 68-495 – Minimum property standards**

Inspection Photo





Code Complaint Insp. Photos Cont.

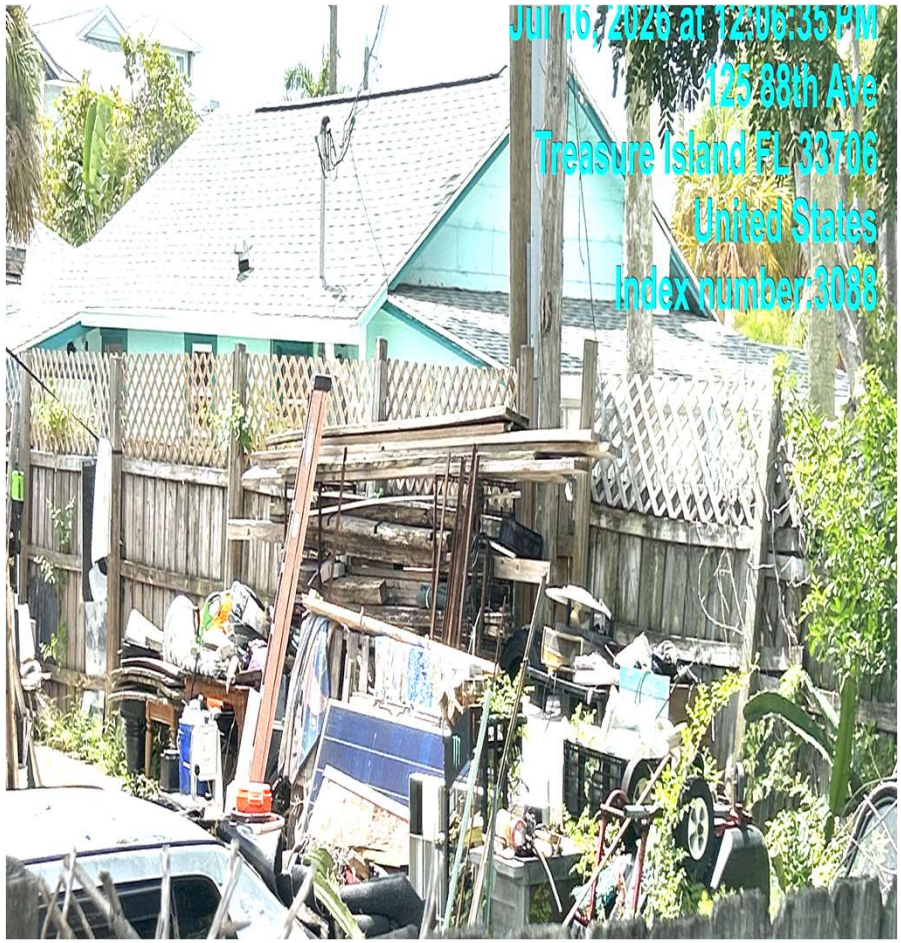




Notice of Violation

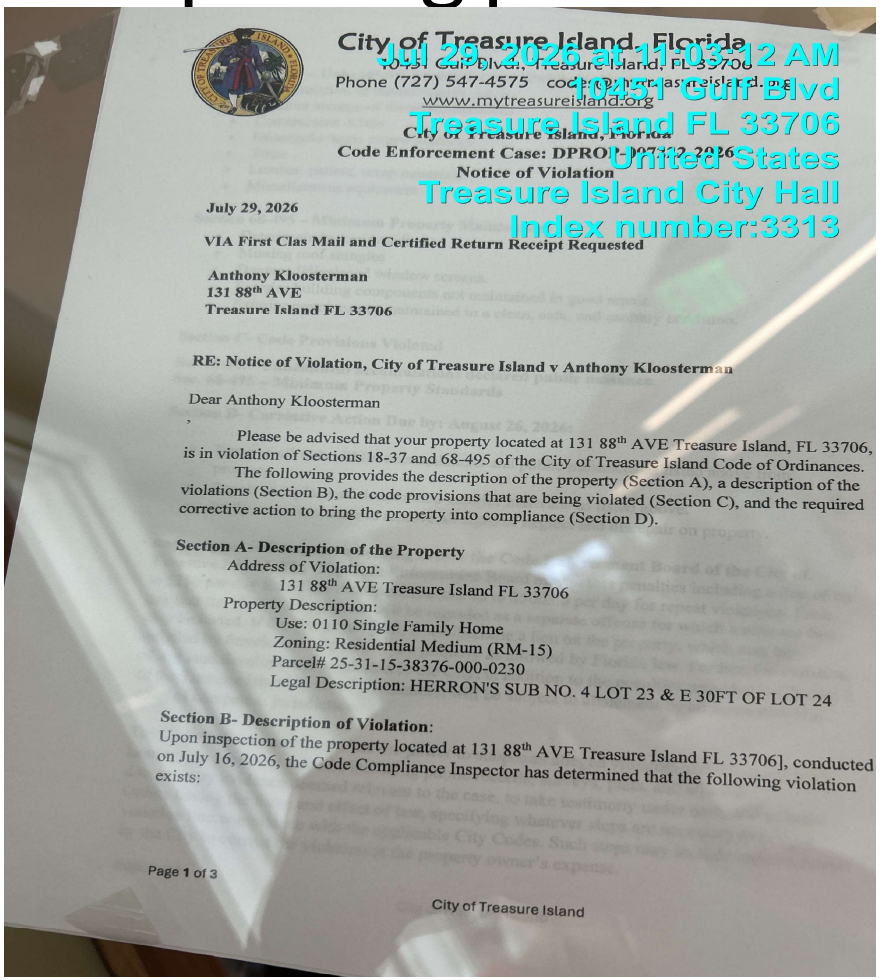
- Notice posted: 07.29.26
- Codes: 18-37, 68-495.
- Proof of Property Ownership: 07.29.26
    - PCPAO
    - Property Tax Receipt
- Affidavit of Service: 04/24/2026
- Pictures dated: 04/24/2026
- Compliance Date: 08.26.26

Inspection photos 07.29.26





NOV posting photos



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

City of Treasure Island, Florida
Code Enforcement Case: DPROP-07-12-2026
Notice of Violation

July 29, 2026

VIA First Clas Mail and Certified Return Receipt Requested

Anthony Kloosterman
131 88th AVE
Treasure Island FL 33706

RE: Notice of Violation, City of Treasure Island v Anthony Kloosterman

Dear Anthony Kloosterman
,

Please be advised that your property located at 131 88th AVE Treasure Island, FL 33706, 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:
Use: 0110 Single Family Home
Zoning: Residential Medium (RM-15)
Parcel# 25-31-15-38376-000-0230
Legal Description: HERRON'S SUB NO. 4 LOT 23 & E 30FT OF LOT 24

Section B- Description of Violation:

Upon inspection of the property located at 131 88th AVE Treasure Island FL 33706], conducted on July 16, 2026, the Code Compliance Inspector has determined that the following violation exists:

Page 1 of 3

City of Treasure Island



Additional Inspection photos 10.19.26

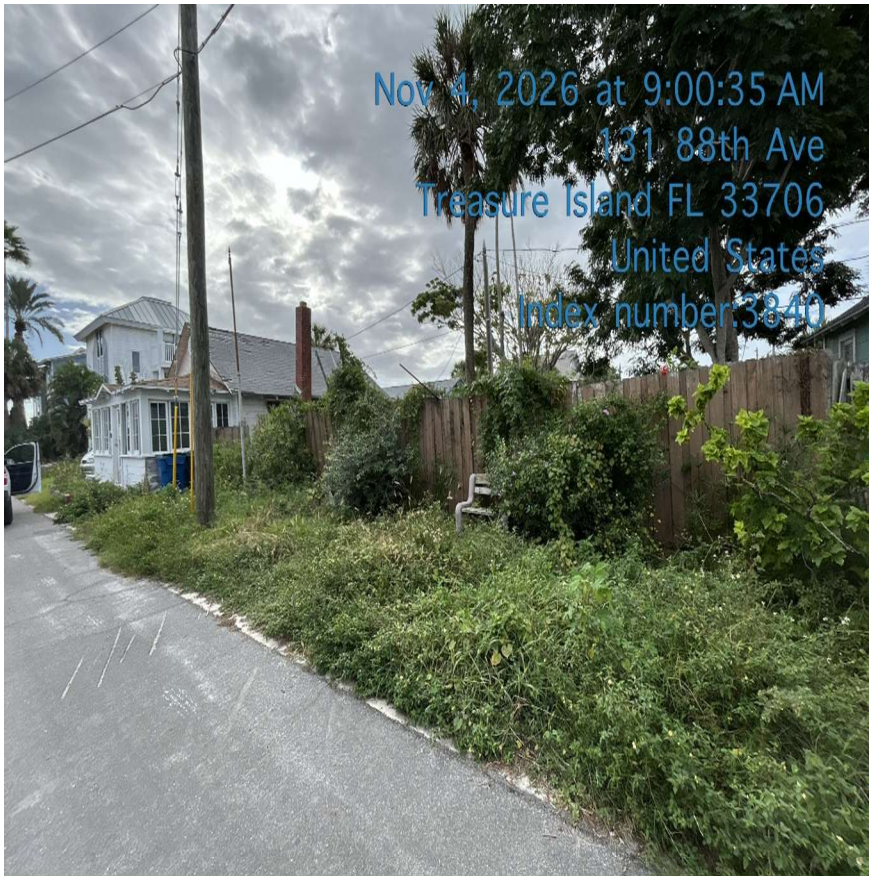




Notice of Hearing

- Posted Date: 11.4.26
- Codes: 18-37, 68-495.
- Proof of Property Ownership: 11.4.26
    - PCPAO
    - Property Tax Receipt
- Affidavit of Service: 11.4.26
- Pictures Dated: 11.4.26

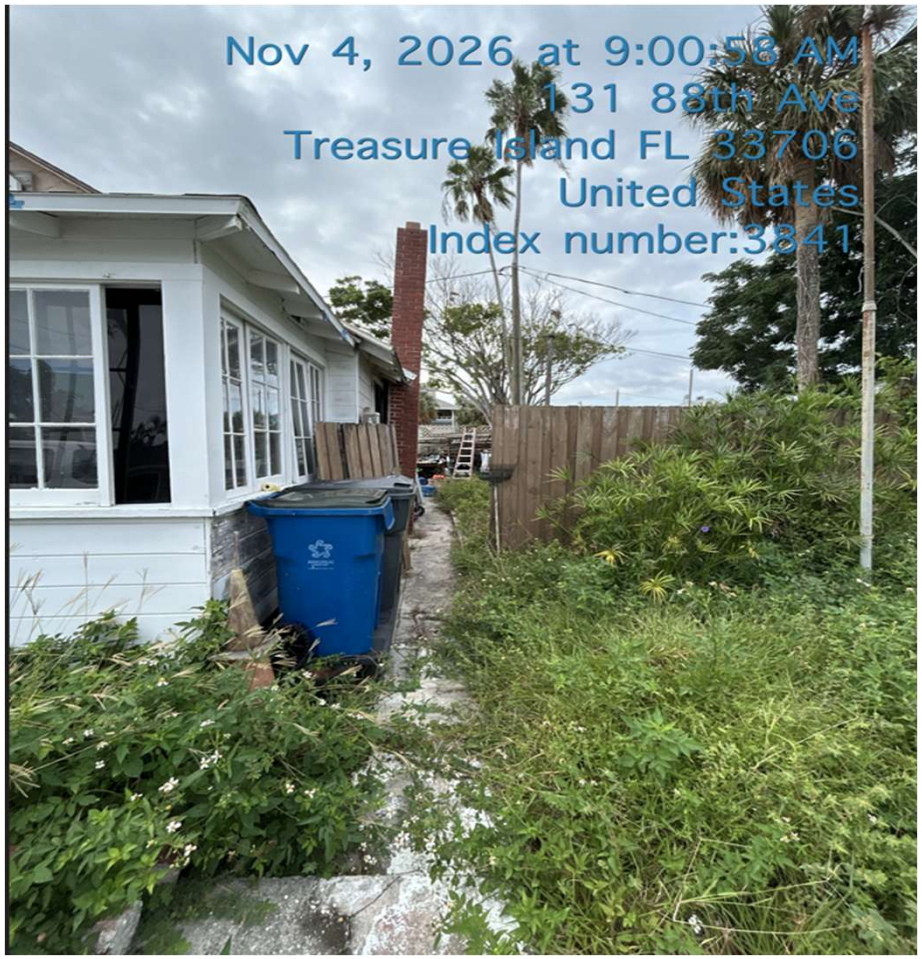
NOH Pictures





PN1

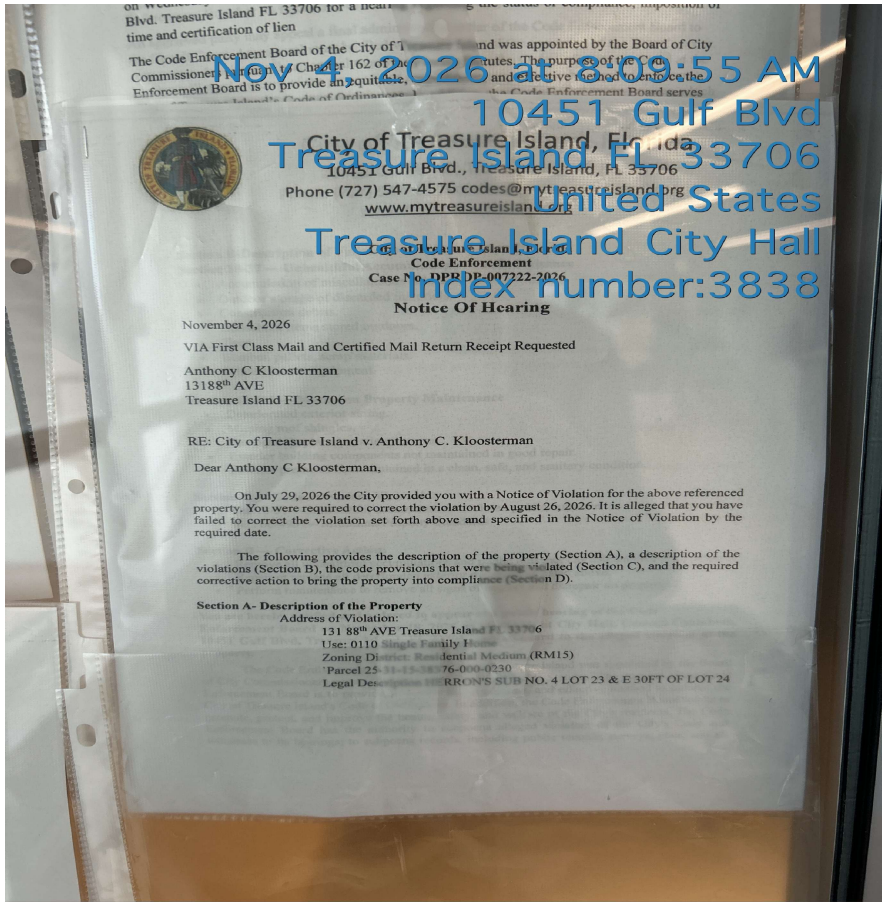
NOH Pictures Cont.

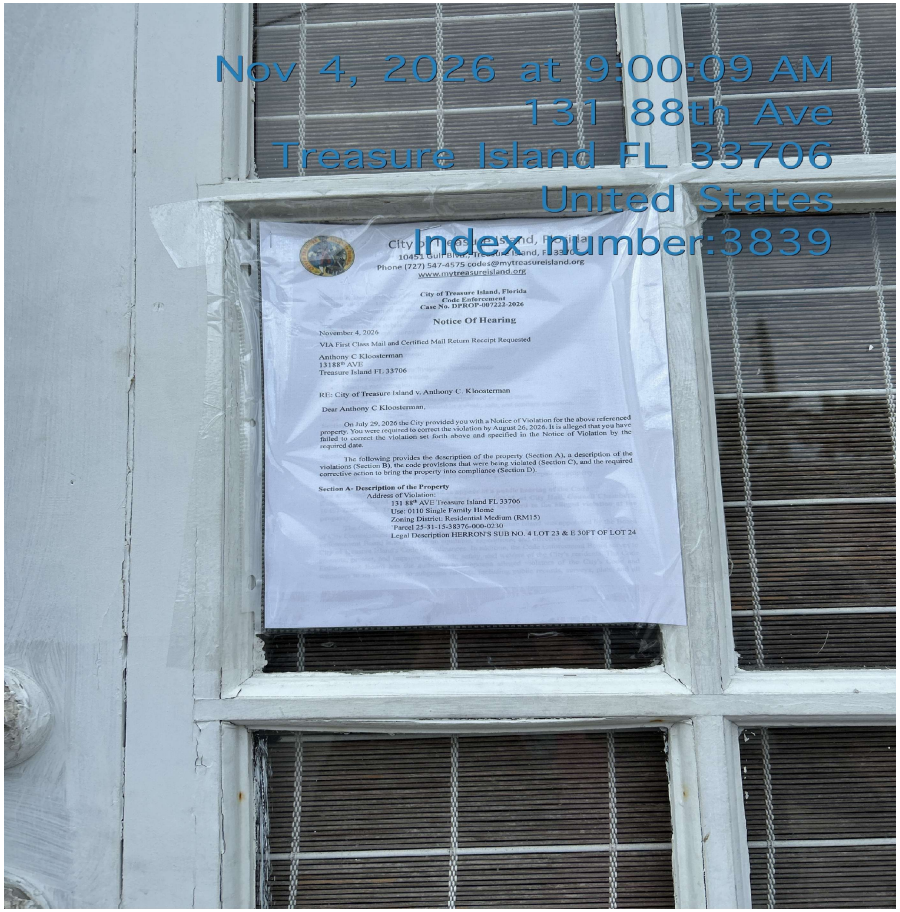


Slide 12

PN1 ON JULY 2ND PROPERTY OWNER'S REPRESENTATIVE - WENDY STANLEY - VISITED CDD AND EXPLAINED THAT HER UNCLE HAD PASSED AWAY SO SHE AND HIS OTHER FAMILY MEMBERS WERE STEPPING IN TO SEE TO HIS AFFAIRS. THROUGH THE WEEKEND OF JULY 4TH WENDY STANLEY WORKED TO BEGIN PROPERTY CLEANUP. SHE FOLLOWED UP WITH AN EMAIL DATED JULY 13TH OUTLINING HER EFFORTS TO BRING THE PROPERTY INTO COMPLIANCE. PLEASE SEE THE ADDENDUM TO THE AGENDA PACKET I PROVIDED TO READ HER EMAIL AND TO SEE THE PROGRESS SHE MADE ON THE PROPERTY. MS. STANLEY EXPLAINS IN THE EMAIL THAT SHE IS HIRING A LANDSCAPER ABD IS TRYING TO FIND SOMEONE WHO CAN REMOVE THE SHED.
Nash, Pamela, 2026-07-14T12:57:48.386

NOH posted at CDD and Property





NOH List of Violations:

- **Section 18-37 — Unhealthful Accumulations / Public Nuisance**
- Accumulation of miscellaneous debris.
- Outdoor storage of discarded materials.
- Construction debris.
- Household items stored outdoors.
- Tires.
- Lumber, pallets, scrap materials.
- Miscellaneous equipment

NOH List of Violations Continued

- **Section 68-495 — Minimum Property Maintenance**
- Deteriorated exterior siding.
- Missing roof shingles.
- Damaged/displaced window screens.
- Exterior building components not maintained in good repair.
- Exterior premises not maintained in a clean, safe, and sanitary condition

Staff Recommendation

- Staff recommends the property owner, Anthony C Kloosterman be found as a first-time violator and given 30 days to correct the violations.
- The steps required to correct the violations include:

- **Remove all unhealthful accumulations and public nuisances as listed on Notice of Hearing**
- **Repair or replace all deteriorated exterior materials as listed on Notice of Hearing.**
- **Perform maintenance to remove all signs of neglect and disrepair on property**

Proposed Motion

- In the case **DPROP-007222-2026**, 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, Anthony C Kloosterman, **is/is not** found to be a first-time violator of the Treasure Island Code of Ordinances Sections 18-37 and 68-495 and is ordered to:
- **Remove all unhealthful accumulations and public nuisances as listed above from property.**
- **Repair or replace all deteriorated exterior materials as listed above.**
- **Perform maintenance to remove all signs of neglect and disrepair on property**
- If the above corrective action is not accomplished by 12:00 PM on Friday December 18, 2026, a return hearing notice will be posted and the Respondent will return to hearing on Wednesday January 20, 2027 for further determination.
- Upon complying with said sections of the code, the Respondent shall notify the Community Development Department, who shall inspect the property and notify the Board of compliance.

AGENDA ITEM NO. VII.4

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE:	November 18, 2026
SUBMITTED BY:	Anna Bartenstein, Community Development
ITEM TYPE:	CEB Exhibit
AGENDA SECTION:	**NEW BUSINESS**
SUBJECT:	LANDSCAPE-007420-2026 11365 8TH STREET E SKYVIEW HEIGHTS 107 LLC

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
1. Evidentiary Fact Sheet.pdf
2. Sec 18-37.pdf
3. Sec 68-495.pdf
4. Sec 116.1.pdf
5. NOV LANDSCAPE-007420-2026 (11365 8TH ST TREASURE ISLAND, FL 33706).pdf
6. NOV posting photos 9.28.26.pdf
7. Affidavit of Service NOV LANDSCAPE-007420-2026 (11365 8TH ST TREASURE ISLAND, FL 33706).pdf
8. NOH LANDSCAPE-007420-2026 (11365 8TH ST TREASURE ISLAND, FL 33706).pdf
9. NOH posting photos 11.4.26.pdf
10. Affidavit of Service NOH LANDSCAPE-007420-2026 (11365 8TH ST TREASURE ISLAND, FL 33706).pdf
11. PCPAO.pdf

12. Tax Bill.pdf
13. 11365 8th St CEB Powerpoint.pdf

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 # **LANDSCAPE-007420-2026**

1. Address of Violation:
   11365 8th Street E
2. Property Description:

   Section A- Description of the Property
   Address of Violation: 11365 8th St E
   Property Description: 0110 Single Family Home
   Zoning District: RU-75
   Parcel #: 23-31-15-43506-006-0440
   Legal Description: ISLE OF PALMS 2ND ADD BLK 6, LOT 44

3. Description of Violations
   - Overgrown grass and weeds
   - Exterior doors and windows are missing

4. Code Provisions Violated
   - Sec. 18-37 – Unhealthful accumulations and excessive vegetation growth declared public nuisance.
   - Sec. 68-495 – Minimum property standards
   - Sec. 116.1 – Conditions.

5. Staff Actions
   a. Notice of Violation – 9.28.2026
      i. Affidavit of Service
      ii. Pictures of Posting
   b. Notice of Hearing-11.4.2026
      i. Pictures from posting
      ii. Affidavit of Service
      iii. Proof of Property Ownership
         - PCPAO Printout
         - Pinellas County Tax Collector

6. Staff Recommendation

   Staff recommend the property owner be found as a First-Time Violator of Section 18-37, Section 68-495, and Section 116.1 and required to complete the following steps within 30 days. The steps required to correct the violations include:

   1. Trim grass and weeds
   2. Close open entry points to ensure structural security

7. Proposed Motion

   In the case LANDSCAPE-007420-2026, 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 107 LLC, is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37, Section 68-495, Section 116.1 and is ordered to trim grass and weeds along with close open entry points to ensure structural security. If the above corrective action is not accomplished by 12:00 AM on December 2nd, 2026, a return hearing notice will be posted, and the case will be brought back to the following hearing for further determination.

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

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

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

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

(Code 1985, § 10-111(a), (b))

Sec. 68-495. - Minimum property standards.

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

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

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

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

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

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

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

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

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

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

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

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

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

a.

101039441

SECTION 116
UNSAFE STRUCTURES AND EQUIPMENT

[A] 116.1 Unsafe conditions. Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate *means of egress* facilities, inadequate light and *ventilation*, or that constitute a fire hazard, or are otherwise *dangerous* to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the *building official* deems necessary and as provided for in this section. A vacant structure that is not secured against unauthorized entry shall be deemed unsafe.

[A] 116.2 Record. The *building official* shall cause a report to be filed on an unsafe condition. The report shall state the occupancy of the structure and the nature of the unsafe condition.

[A] 116.3 Notice. If an unsafe condition is found, the *building official* shall serve on the *owner* of the structure, or the owner's authorized agent, a written notice that describes the condition deemed unsafe and specifies the required repairs or improvements to be made to abate the unsafe condition, or that requires the unsafe structure to be demolished within a stipulated time. Such notice shall require the person thus notified to declare immediately to the *building official* acceptance or rejection of the terms of the order.

[A] 116.4 Method of service. Such notice shall be deemed properly served where a copy thereof is served in accordance with one of the following methods:

1. A copy is delivered to the *owner* personally.
2. A copy is sent by certified or registered mail addressed to the *owner* at the last known address with the return receipt requested.
3. A copy is delivered in any other manner as prescribed by local law.

If the certified or registered letter is returned showing that the letter was not delivered, a copy thereof shall be posted in a conspicuous place in or about the structure affected by such notice. Service of such notice in the foregoing manner on the owner's authorized agent shall constitute service of notice on the *owner*.

[A] 116.5 Restoration or abatement. Where the structure or equipment determined to be unsafe by the *building official* is restored to a safe condition, the owner, the owner's authorized agent, operator or occupant of a structure, premises or equipment deemed unsafe by the *building official* shall abate or cause to be abated or corrected such unsafe conditions either by repair, rehabilitation, demolition or other approved corrective action. To the extent that repairs, *alterations* or *additions* are made or a *change of occupancy* occurs during the restoration of the structure, such *repairs*, *alterations*, *additions* and *change of occupancy* shall comply with the requirements of the *International Existing Building Code*.

INTERNATIONAL CODE COUNCIL®

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City of Treasure Island, Florida

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

City of Treasure Island, Florida
Code Enforcement
Case No: LANDSCAPE-007420-2026

September 28, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 107 LLC
11365 8*th* St E
Treasure Island FL 33706

Skyview Heights 107 LLC
1309 Coffeen Ave, Ste 1200
Sheridan, WY 82801-5777

Skyview Heights 107 LLC
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

Haley R Long

94 Pine Needle Trace

Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v Skyview Heights 107 LLC

Dear Skyview Heights 107 LLC,

Please be advised that your property located at 11365 8*th* St E, Treasure Island, FL 33706, is in violation of Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances and Section 116.1 of the Florida Building Code.

.

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: 11365 8*th* St E, Treasure Island FL 33706
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 23-31-15-43506-006-0440

Legal Description: Isle of Palms 2nd Add Blk 6, Lot 44

Section B-Description of Violations

- Grass is longer than code allows
- Exterior doors and windows are missing

Section C- Code Provisions Violated

Sec. 18-37 – Unhealthful accumulations and excessive vegetation growth 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 grass in excess of ten inches, 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.

Sec. 68-495 – Minimum property standards

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

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

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

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

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

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

Sec. 116.1 - Conditions.

Structures or existing equipment that are or hereafter become unsafe, insanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which

constitute a fire hazard, or are otherwise dangerous to human life or the public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the building official deems necessary and as provided for in this section. A vacant structure that is not secured against entry shall be deemed unsafe.

Section D- Corrective Action Due by: 12:00 AM on October 29, 2026

- **Mow grass to a height within code**
- **Close open entry points to ensure structural security**

If the corrective action set forth above is not taken by 12:00 AM on October 29, 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

Sep 28, 2026 at 12:52:01 PM
11365 Eighth St E
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: LANDSCAPE-007420-2026

September 28, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 107 LLC
11365 8*th* St E
Treasure Island FL 33706

Skyview Heights 107 LLC
1309 Coffeen Ave, Ste 1200
Sheridan, WY 82801-5777

Skyview Heights 107 LLC
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

Haley R Long

94 Pine Needle Trace

Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v Skyview Heights 107 LLC

Dear Skyview Heights 107 LLC,

Please be advised that your property located at 11365 8*th* St E, Treasure Island, FL 33706, is in violation of Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances and Section 116.1 of the Florida Building Code.

.

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: 11365 8*th* St E, Treasure Island FL 33706
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 23-31-15-43506-006-0440

Sep 28, 2026 at 12:52:20 PM
11365 Eighth St E
Treasure Island FL 33706
United States

Sep 28, 2026 at 12:52:27 PM
11365 Eighth St E
Treasure Island FL 33706
United States

Sep 28, 2026 at 12:52:48 PM
11365 Eighth St E
Treasure Island FL 33706
United States

Sep 28, 2026 at 12:52:51 PM
11365 Eighth St E
Treasure Island FL 33706
United States


Sep 28, 2026 at 12:53:02 PM
11365 Eighth St E
Treasure Island FL 33706
United States

Sep 28, 2026 at 12:53:16 PM
11365 Eighth St E
Treasure Island FL 33706
United States

Sep 28, 2026 at 12:53:31 PM
11365 Eighth St E
Treasure Island FL 33706
United States

Sep 28, 2026 at 1:26:28 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: LANDSCAPE-007420-2026

September 28, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 107 LLC
11365 8*th* St E
Treasure Island FL 33706

Skyview Heights 107 LLC
1309 Coffeen Ave, Ste 1200
Sheridan, WY 82801-5777

Skyview Heights 107 LLC
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
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La Mesa, CA 91942

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

Haley R Long

94 Pine Needle Trace

Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v Skyview Heights 107 LLC

Dear Skyview Heights 107 LLC,

Please be advised that your property located at 11365 8*th* St E, Treasure Island, FL 33706, is in violation of Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances and Section 116.1 of the Florida Building Code.

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: 11365 8*th* St E, Treasure Island FL 33706
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 23-31-15-43506-006-0440

City of Treasure Island, Florida

City of Treasure Island, Florida

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

Affidavit of Service
Code Enforcement Case: LANDSCAPE-007420-2026

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

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Address and Certified Number
11365 8th Street, Treasure Island FL 33706 and 9214 8902 9562 6590 1623 4002 43
1309 Coffeen Ave Ste 1200 Sheridan WY 82801-5777 and 9214 8902 9562 6590 1623 4004 72 & 7918 El Cajon Blvd Ste N266 La Mesa CA 91942 and 9214 8902 9562 6590 1623 4006 25 & 94 Pine Needle Trace Monticello FL 32344 and 9214 8902 9562 6590 1623 4007 17 & 7918 El Cajon Blvd Ste N266 La Mesa CA 91924 and 9214 8902 9562 6590 1623 4007 93 & 94 Pine Needle Trace Monticello FL 32344 and 9214 8902 9562 6590 1623 4016 22 & 94 Pine Needle Trace Monticello FL 32344 and 9214 8902 9562 6590 1623 4016 60
(Receipt Attached)

x Posting on the property at: 11365 8th Street Treasure Island FL 33706 (Picture Attached)

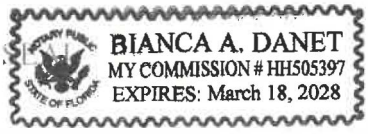
x Posting at City Hall by Anna Bartenstein (Picture Attached).

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 28th day of September , 2026, by Anna Bartenstein is personally known to me or has produced as identification.

NOTARY 

_____

Notary Public

Sep 28, 2026 at 12:52:01 PM
11365 Eighth St E
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: LANDSCAPE-007420-2026

September 28, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 107 LLC
11365 8*th* St E
Treasure Island FL 33706

Skyview Heights 107 LLC
1309 Coffeen Ave, Ste 1200
Sheridan, WY 82801-5777

Skyview Heights 107 LLC
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

Haley R Long

94 Pine Needle Trace

Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v Skyview Heights 107 LLC

Dear Skyview Heights 107 LLC,

Please be advised that your property located at 11365 8*th* St E, Treasure Island, FL 33706, is in violation of Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances and Section 116.1 of the Florida Building Code.

.

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: 11365 8*th* St E, Treasure Island FL 33706
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 23-31-15-43506-006-0440

CITY OF TREASURE

Sep 28, 2026 at 1:26:28 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: LANDSCAPE-007420-2026

September 28, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 107 LLC
11365 8*th* St E
Treasure Island FL 33706

Skyview Heights 107 LLC
1309 Coffeen Ave, Ste 1200
Sheridan, WY 82801-5777

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7918 El Cajon Blvd, Ste N266
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La Mesa, CA 91942

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

Haley R Long

94 Pine Needle Trace

Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v Skyview Heights 107 LLC

Dear Skyview Heights 107 LLC,

Please be advised that your property located at 11365 8*th* St E, Treasure Island, FL 33706, is in violation of Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances and Section 116.1 of the Florida Building Code.

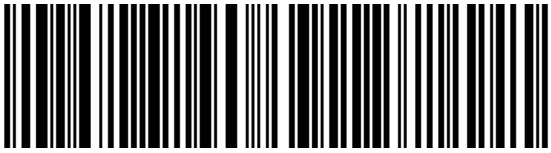
The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that are being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property

Address of Violation: 11365 8*th* St E, Treasure Island FL 33706
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 23-31-15-43506-006-0440

City of Treasure Island, Florida

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



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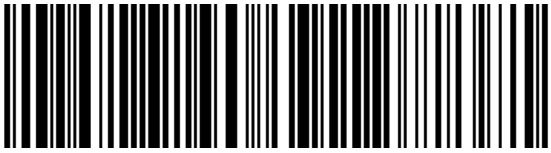
Skyview Heights 107 LLC
11365 8th St E
Treasure Island FL 33706

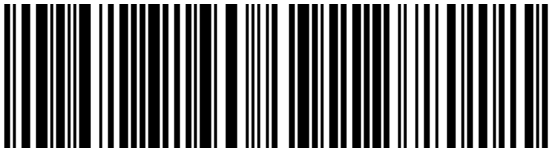
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 4004 72

Skyview Heights 107 LLC
1309 Coffeen Ave Ste 1200
Sheridan WY 82801-5777

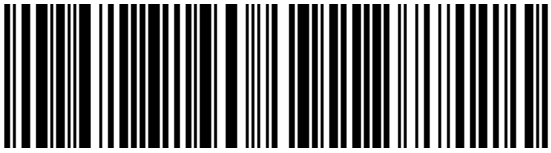
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 4006 25

Skyview Heights 107 LLC
7918 El Cajon Blvd Ste N266
La Mesa CA 91942

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



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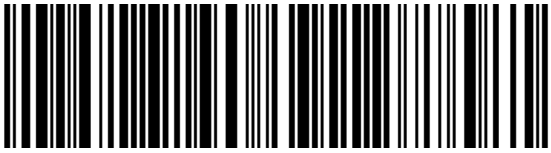
Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello FL 32344

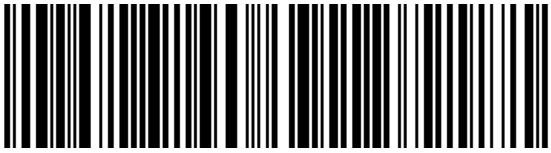
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 4007 93

Mitchell Pomeroy
7918 El Cajon Blvd Ste N266
La Mesa CA 91942

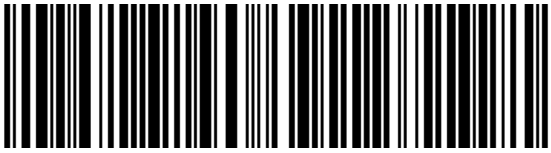
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 4016 22

Mitchell Pomeroy
94 Pine Needle Trace
Monticello FL 32344

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 4016 60

Haley R Long
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

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-007420-2026
Notice Of Hearing
(First Offense)

November 4, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SKYVIEW HEIGHTS 107 LLC
11365 8th St E
Treasure Island FL 33706

Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942

SKYVIEW HEIGHTS 107 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN, WY 82801

SKYVIEW HEIGHTS 107 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: City of Treasure Island v. SKYVIEW HEIGHTS 107 LLC

Dear SKYVIEW HEIGHTS 107 LLC,

On September 28th, 2026, the City provided you with a Notice of Violation for the above-mentioned property. You were required to correct the violation by October 29th, 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, November 18th, 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

Section A- Description of the Property
Address of Violation: 11365 8th St E
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 23-31-15-43506-006-0440
Legal Description: ISLE OF PALMS 2ND ADD BLK 6, LOT 44

Section B-Description of Violations

- Overgrown grass and weeds
- Exterior doors and windows are missing

Section C- Code Provisions Violated

- **Sec. 18-37** – Unhealthful accumulations and excessive vegetation growth declared public nuisance.
- **Sec. 68-495** – Minimum property standards
- **Sec. 116.1** – Conditions.

Section D- Corrective Action

- Trim grass and weeds
- Close open entry points to ensure structural security

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 November 8th, 2026 to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # LANDSCAPE-007420-2026"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than November 8th, 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. 248.

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.

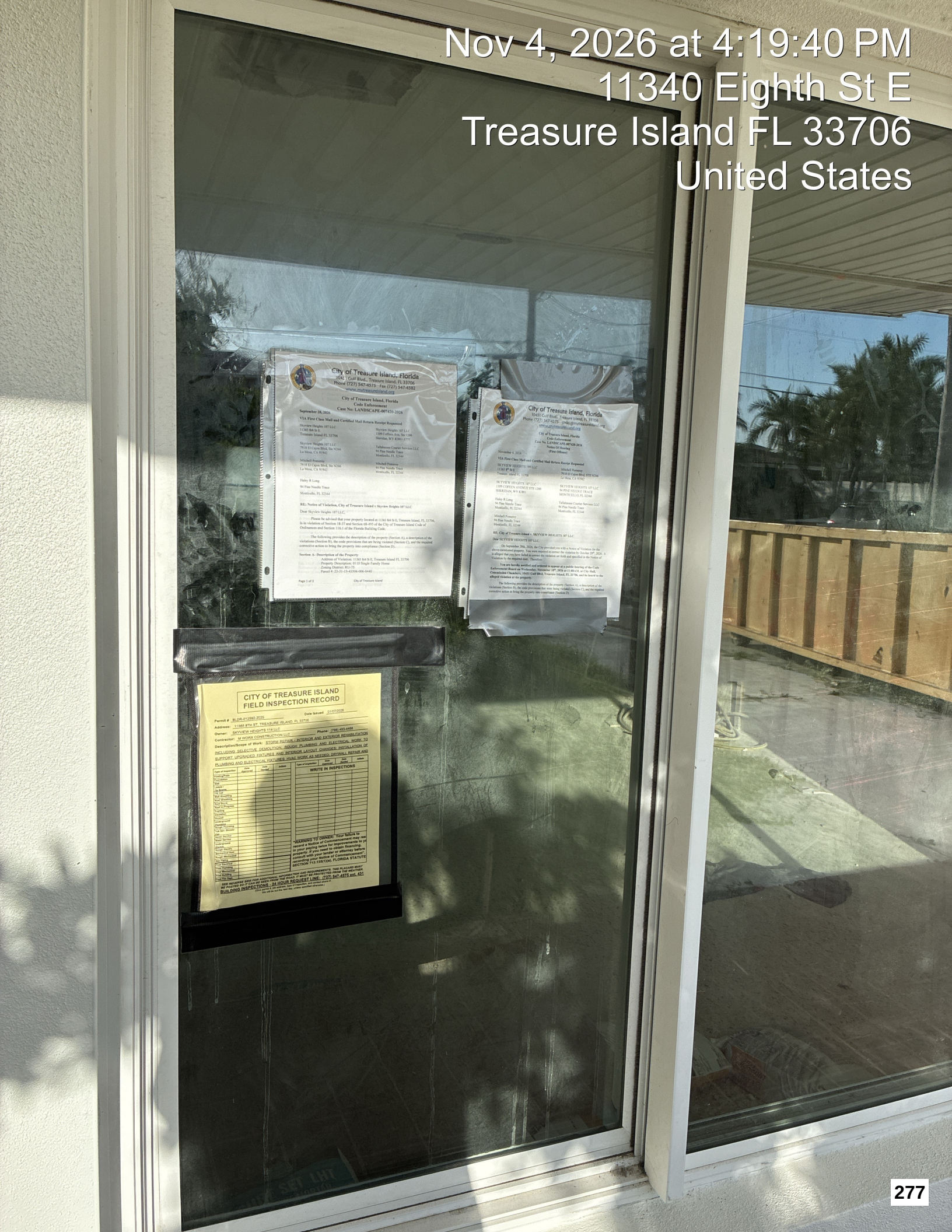
If you have any questions regarding the contents of this Notice, please contact this office at (727) 486-8070

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.


Nov 4, 2026 at 4:19:40 PM
11340 Eighth St E
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: LANDSCAPE-007420-2026
September 28, 2026
VIA First Class Mail and Certified Mail Return Receipt Requested
Skyview Heights 107 LLC
11345 8th St E
Treasure Island FL 33706
Skyview Heights 107 LLC
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942
Mitchell Pomeroy
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La Mesa, CA 91942
Haley R Long
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Monticello, FL 32344
Skyview Heights 107 LLC
1309 Coffeen Ave, Ste 1200
Sheridan, WY 82801-5777
Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344
Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344
RE: Notice of Violation, City of Treasure Island v Skyview Heights 107 LLC
Dear Skyview Heights 107 LLC:
Please be advised that your property located at 11345 8th St E, Treasure Island, FL 33706, is in violation of Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances and Section 116.1 of the Florida Building Code.
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: 11345 8th St E, Treasure Island FL 33706
Property Description: 01/10 Single Family Home
Zoning District: RU/TS
Parcel #: 22-31-15-42936-006-0440
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. LANDSCAPE-007420-2026
Notice Of Hearing
(First Offense)
November 4, 2026
VIA First Class Mail and Certified Mail Return Receipt Requested
SKYVIEW HEIGHTS 109 LLC
11345 8th St E
Treasure Island FL 33706
SKYVIEW HEIGHTS 107 LLC
1309 COFFEN AVENUE STE 1200
SHERIDAN, WY 82801
Haley R Long
94 Pine Needle Trace
Monticello, FL 32344
Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344
Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942
SKYVIEW HEIGHTS 107 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344
Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344
RE: City of Treasure Island v. SKYVIEW HEIGHTS 107 LLC
Dear SKYVIEW HEIGHTS 107 LLC:
On September 28th, 2026, the City provided you with a Notice of Violation for the above-mentioned property. You were required to correct the violation by October 29th, 2026. It is alleged that you have failed to correct the violation as 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, November 18th, 2026 at 11:00 AM, at City Hall, Commission Chambers, 10451 Gulf Blvd, Treasure Island, FL 33706, and be heard to the alleged violation at the property.
The following provides the description of the property (Section A), a description of the Violations (Section B), the code provisions that were being violated (Section C), and the required corrective action to bring the property into compliance (Section D).
CITY OF TREASURE ISLAND
FIELD INSPECTION RECORD
Permit # BLDR-012592-2025
Date Issued 01/07/2026
Address: 11345 8TH ST, TREASURE ISLAND, FL 33706
Owner: SKYVIEW HEIGHTS 114 LLC
Phone: (786) 493-4488
Contractor: M WORK CONSTRUCTION LLC
Description/Scope of Work: STORM REPAIR - INTERIOR AND EXTERIOR REMIALITATION INCLUDING: SELECTIVE DEMOLITION; ROUGH PLUMBING AND ELECTRICAL WORK TO SUPPORT UPGRADED FIXTURES AND INTERIOR LAYOUT CHANGES; INSTALLATION OF PLUMBING AND ELECTRICAL FIXTURES; HVAC WORK AS NEEDED; DRYWALL REPAIR AND
Type of Inspection
Date Approved
Initial
Comments
WRITE IN INSPECTIONS
Type of Inspection
Date Called
Date Approved
Initials
Comments
"WARNING TO OWNER: Your failure to record a Notice of Commencement may res in your paying twice for improvements to yo property. If you intend to obtain financing, consult with your lender or attorney before recording your Notice of Commencement." SECTION 713.13(1)(a), FLORIDA STATUTE
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION AND REQUIREMENTS. THIS PLACARD MUST BE POSTED SO IT CAN BE SEEN FROM THE STREET. IT MUST REMAIN POSTED FROM THE BEGINNING
BUILDING INSPECTIONS - 24 HOUR REQUEST LINE: (727) 547-4576 ext. 431
277

Nov 4, 2026 at 11:44:56 AM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

Section A- Description of the Property
Address of Violation:
11325 4th Street E Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0110 Single Family
Zoning District: RU-75
Parcel #: 23-31-15-43488-002-0400
Legal Description: ISLE OF PALMS 1ST ADD BLK 2, LOT 38

Page 1 of 3

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. LANDSCAPE-007420-2026
Notice Of Hearing
(First Offense)

November 4, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SKYVIEW HEIGHTS 107 LLC
11365 8th St E
Treasure Island FL 33706

SKYVIEW HEIGHTS 107 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN, WY 82801

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942

SKYVIEW HEIGHTS 107 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

RE: City of Treasure Island v. SKYVIEW HEIGHTS 107 LLC

Dear SKYVIEW HEIGHTS 107 LLC,

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City of Treasure Island

Page 1 of 4

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

City of Treasure Island, Florida
Code Enforcement
Case No: FLOOD-007231-2026

November 3, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Angel Colon-Molero
11852 Batello Ln
Orlando, FL 32827-7100


Nov 4, 2026 at 4:19:43 PM
11340 Eighth St E
Treasure Island FL 33706
United States

Nov 4, 2026 at 4:19:56 PM
11365 Eighth St E
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:20:07 PM
11365 Eighth St E
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:20:09 PM
11365 Eighth St E
Treasure Island FL 33706
United States

Nov 4, 2026 at 4:20:11 PM
11365 Eighth St E
Treasure Island, FL 33706
United States

Nov 4, 2026 at 4:20:13 PM
11365 Eighth St E
Treasure Island FL 33706
United States

Nov 4, 2026 at 4:20:20 PM
11365 Eighth St E
Treasure Island FL 33706
United States

Nov 4, 2026 at 4:20:21 PM
11365 Eighth St E
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:20:24 PM
11365 Eighth 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: LANDSCAPE-007420-2026

I hereby certify that a copy of the Notice of Hearing was served on November 4th, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to: SKYVIEW HEIGHTS 107 LLC, 11365 8th St E, Treasure Island, FL 33706 9214 8902 9562 6590 1623 4002 43, SKYVIEW HEIGHTS 107 LLC, 1309 Coffeen Ave Ste 1200 Sheridan WY 82801-5777 9214 8902 9562 6590 1623 4004 72 & Skyview Heights 107 LLC, 7918 El Cajon Blvd Ste N266 La Mesa CA 9214 8902 9562 6590 1623 4006 25, SKYVIEW HEIGHTS 107 LLC 94 Pine Needle Trace Monticello FL 32344 9214 8902 9562 6590 1624 4871 37 & Mitchell Pomeroy 94 Pine Needle Trace Monticello FL 32344 9214 8902 9562 6590 1623 4016 22 & Haley R Long 94 Pine Needle Trace Monticello FL 32344 9214 8902 9562 6590 1623 4016 60 & Tallahassee Courier Services LLC, 94 Pine Needle Trace Monticello FL 32344, 9214 8902 9562 6590 1623 4007 17

x Posting on the property at: 11365 8th 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 4th day of November, 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

Nov 4, 2026 at 11:44:56 AM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

Section A- Description of the Property
Address of Violation:
11325 4th Street E Treasure Island, FL 33706
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Use: 0110 Single Family
Zoning District: RU-75
Parcel #: 23-31-15-43488-002-0400
Legal Description: ISLE OF PALMS 1ST ADD BLK 2, LOT 38

Page 1 of 3

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. LANDSCAPE-007420-2026
Notice Of Hearing
(First Offense)

November 4, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SKYVIEW HEIGHTS 107 LLC
11365 8th St E
Treasure Island FL 33706

SKYVIEW HEIGHTS 107 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN, WY 82801

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
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Monticello, FL 32344

Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942

SKYVIEW HEIGHTS 107 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

RE: City of Treasure Island v. SKYVIEW HEIGHTS 107 LLC

Dear SKYVIEW HEIGHTS 107 LLC,

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City of Treasure Island

Page 1 of 4

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

City of Treasure Island, Florida
Code Enforcement
Case No: FLOOD-007231-2026

November 3, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Angel Colon-Molero
11852 Batello Ln
Orlando, FL 32827-7100

Nov 4, 2026 at 4:19:40 PM
11340 Eighth St E
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: LANDSCAPE-007420-2026

September 28, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Skyview Heights 107 LLC
11365 8th St E
Treasure Island FL 33706

Skyview Heights 107 LLC
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Mitchell Pomeroy
7918 El Cajon Blvd, Ste N266
La Mesa, CA 91942

Skyview Heights 107 LLC
1309 Coffeen Ave, Ste 1200
Sheridan, WY 82801-5777

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v Skyview Heights 107 LLC

Dear Skyview Heights 107 LLC,

Please be advised that your property located at 11365 8th St E, Treasure Island, FL 33706, is in violation of Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances and Section 116.1 of the Florida Building Code.

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: 11365 8th St E, Treasure Island FL 33706
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 23-31-15-43506-006-0440

Page 1 of 3 City of Treasure Island

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

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-007420-2026
Notice Of Hearing
(First Offense)

November 4, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SKYVIEW HEIGHTS 107 LLC
11365 8th St E
Treasure Island FL 33706

Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942

SKYVIEW HEIGHTS 107 LLC
1309 COFFEEN AVENUE STE 1200
SHERIDAN, WY 82801

SKYVIEW HEIGHTS 107 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: City of Treasure Island v. SKYVIEW HEIGHTS 107 LLC

Dear SKYVIEW HEIGHTS 107 LLC,

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CITY OF TREASURE ISLAND
FIELD INSPECTION RECORD

Permit # BLDR-012592-2025 Date Issued 01/07/2026
Address: 11365 8TH ST, TREASURE ISLAND, FL 33706
Owner: SKYVIEW HEIGHTS 114 LLC Phone: (786) 493-4488
Contractor: M WORX CONSTRUCTION LLC
Description/Scope of Work: STORM REPAIR - INTERIOR AND EXTERIOR REHABILITATION INCLUDING SELECTIVE DEMOLITION; ROUGH PLUMBING AND ELECTRICAL WORK TO SUPPORT UPGRADED FIXTURES AND INTERIOR LAYOUT CHANGES; INSTALLATION OF PLUMBING AND ELECTRICAL FIXTURES; HVAC WORK AS NEEDED; DRYWALL REPAIR AND

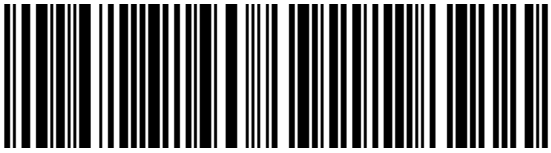
Type of Inspection	Date Approved	Date Denied	Initials
Footing/Pads			
Foundation			
Slab			
Lintels / Tie Beams			
Fill Cell			
Wall Sheathing			
Roof Sheathing			
Roof Dry-In			
Roof In-Progress			
Framing			
Insulation			
Drywall			
Underground Plumbing			
Rough Plumbing			
Tub Set / Shower Pan			
Sewer Service			
Water Service			
Underground Electric			
Rough Electric			
Mechanical Duct			
Rough Mechanical			
Gas Piping			
Final Electrical			
Final Plumbing			
Final Mechanical			
Final Building			
Final Fire Dept.			

Type of Inspection	Date Approved	Date Denied	Initials
WRITE IN INSPECTIONS			

"WARNING TO OWNER: Your failure to record a Notice of Commencement may res in your paying twice for improvements to yo property. If you need to obtain financing, consult with your lender or attorney before recording your Notice of Commencement". SECTION 713.135(1)(a), FLORIDA STATUTE

SEE REVERSE SIDE FOR ADDITIONAL INFORMATION AND REQUIREMENTS. THIS PLACARD MUST BE POSTED SO IT CAN BE SEEN FROM THE ROAD. IT MUST BE PROTECTED FROM THE WEATHER.
BUILDING INSPECTIONS - 24 HOUR REQUEST LINE: (727) 547-4575 ext. 431
(Give permit #, job address, type of inspection, and contact phone #.
We will be out the next day, unless specified otherwise.)

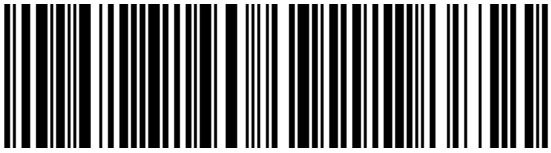
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4863 90

MITCHELL POMEROY
7918 EL CAJON BLVD STE N266
La Mesa CA 91942

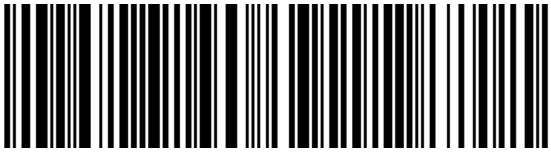
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4863 69

TALLAHASSEE COURIER SERVICES LLC
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

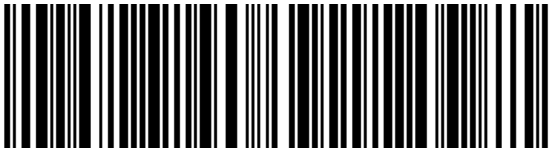
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4863 38

Haley R Long
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

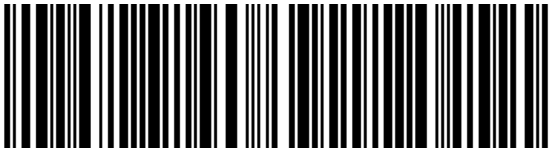
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4862 91

Mitchell Pomeroy
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

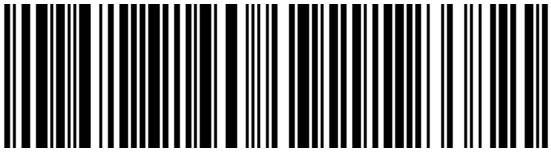
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4862 15

SKYVIEW HEIGHTS 107 LLC
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

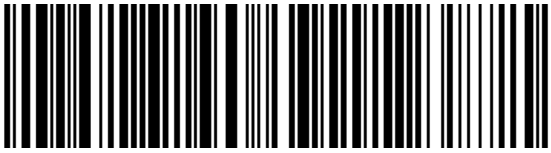
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4861 78

SKYVIEW HEIGHTS 107 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN WY 82801

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4861 09

SKYVIEW HEIGHTS 107 LLC
11365 8th St E
Treasure Island FL 33706

Parcel Summary (as of 09-Nov-2026)

Parcel Number
23-31-15-43506-006-0440

Owner Name
SKYVIEW HEIGHTS 107 LLC

Property Use
0110 Single Family Home

Site Address
11365 8TH ST E
TREASURE ISLAND, FL 33706

Mailing Address
1309 COFFEEN AVE STE 1200
SHERIDAN, WY 82801-5777

Legal Description
ISLE OF PALMS 2ND ADD BLK 6, LOT 44

Current Tax District
TREASURE ISLAND (TI)

Year Built
1957

Living SF	Gross SF	Living Units	Buildings
2,092	2,946	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
23252/2104	$793,200	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	39/28

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$667,232	$667,232	$667,232	$667,232	$667,232

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	$605,039	$247,107	$0	$0	$0
2024	Y	$1,043,678	$274,469	$0	$0	$0
2023	Y	$947,616	$266,475	$0	$0	$0
2022	Y	$834,606	$258,714	$0	$0	$0
2021	Y	$565,207	$251,179	$58,854	$66,354	$58,854

2026 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	2026 Millage Rate	Tax District
View 2026 Tax Bill	16.4574	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
25-Jul-2025	$650,000	Q	I	BRACCIO JOAN M TRE	SKYVIEW HEIGHTS 107 LLC	23252/2104
09-Mar-1988	$0	U	I	BRACCIO FRANCIS A	BRACCIO, JOAN M TRE	06706/1593
03-Jul-1971	$32,500	Q			BRACCIO FRANCIS A	03582/0677

2026 Land Information

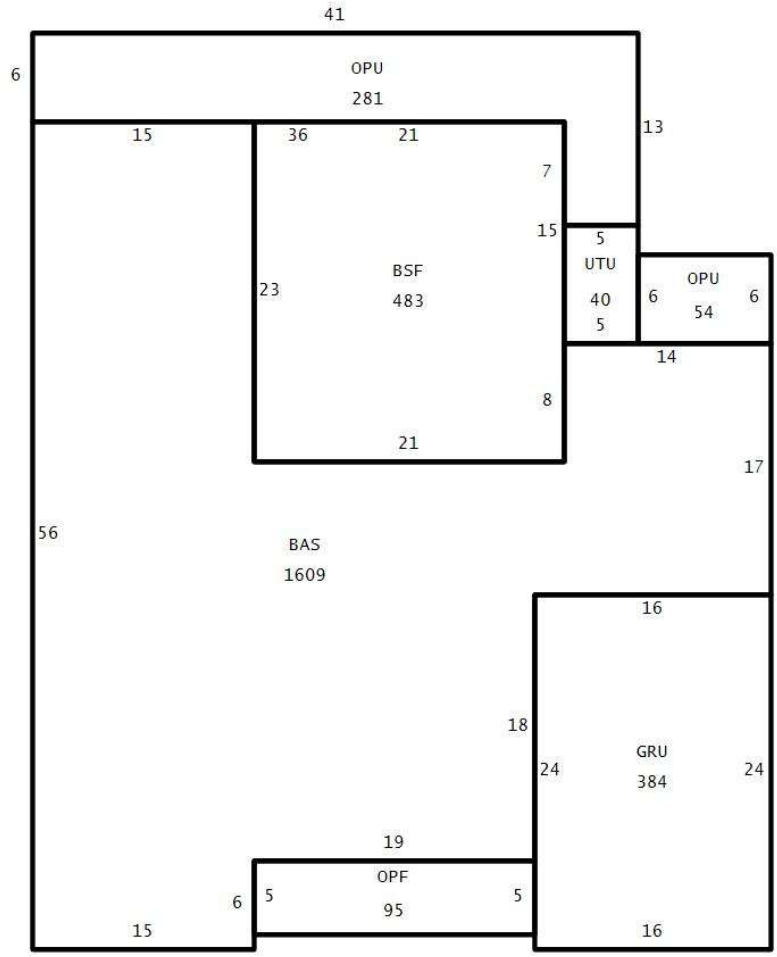
Land Area: ≅ 8,403 sf | ≅ 0.19 acres	Frontage and/or View: Canal/River	Seawall: Yes

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

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1957
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	8
Effective Age	44

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,609	1,609
Base Semi-finished (BSF)	483	483
Garage Unfinished (GRU)	0	384
Open Porch (OPF)	0	95
Open Porch Unfinished (OPU)	0	335
Utility Unfinished (UTU)	0	40
Total Area SF	**2,092**	**2,946**



2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	$4,000.00	2	$8,000	$3,200	1975
DOCK	$62.00	253.0	$15,686	$6,274	1996
FIREPLACE	$5,500.00	1	$5,500	$2,200	1957

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-012592-2025	ADDITION/REMODEL/RENOVATION	01/07/2026	$78,000
MECR-007208-2024	HEAT/AIR	04/02/2024	$8,700
201800999	WINDOWS/DOORS	05/31/2018	$12,827
201501344	PATIO/DECK	08/21/2015	$5,114
201300995	MISCELLANEOUS	08/09/2013	$2,300
201105283	ROOF	10/13/2011	$11,330
201003152	ROOF	03/22/2010	$2,000
200800220	SHUTTERS	02/11/2008	$5,290
200701438	ROOF	12/21/2007	$800
P3047601	DOCK	08/31/2001	$0

2026 REAL ESTATE TAX

Adam Ross, Pinellas County Tax Collector

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | https://pinellastaxcollector.gov

Pay online at **https://pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.5% convenience fee

If Paid By	November 30, 2026	December 31, 2026	January 31, 2027	February 28, 2027	March 31, 2027
Please Pay	10,541.67	10,651.48	10,761.29	10,871.10	10,980.91

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R252387		TI

PARCEL NO.: 23/31/15/43506/006/0440
SITE ADDRESS: 11365 8TH ST E TREASURE ISLAND
LEGAL:
ISLE OF PALMS 2ND ADD BLK 6, LOT 44

SKYVIEW HEIGHTS 107 LLC
1309 COFFEEN AVE STE 1200
SHERIDAN WY 82801-5777

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.4989	667,232	0	667,232	3,001.81
HEALTH DEPARTMENT	0.0713	667,232	0	667,232	47.57
EMS	0.8050	667,232	0	667,232	537.12
SCHOOL-STATE LAW	3.0250	667,232	0	667,232	2,018.38
SCHOOL-LOCAL BD.	3.2480	667,232	0	667,232	2,167.17
SW FLA WTR MGMT.	0.1831	667,232	0	667,232	122.17
PINELLAS COUNTY PLN.CNCL.	0.0171	667,232	0	667,232	11.41
JUVENILE WELFARE BOARD	0.8168	667,232	0	667,232	545.00
TREASURE ISLAND	3.7922	667,232	0	667,232	2,530.28
TOTAL MILLAGE	16.4574			GROSS AD VALOREM TAXES	$10,980.91

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	$0.00
TAXES BECOME DELINQUENT APRIL 1ST — COMBINED GROSS TAXES AND ASSESSMENTS	$10,980.91

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

2026 REAL ESTATE TAX

Pay in U.S. funds to **Pinellas County Tax Collector**
PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | https://pinellastaxcollector.gov

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **https://pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.5% convenience fee

If Paid By	November 30, 2026	December 31, 2026	January 31, 2027	February 28, 2027	March 31, 2027
Please Pay	10,541.67	10,651.48	10,761.29	10,871.10	10,980.91

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R252387		TI

PARCEL NO.: 23/31/15/43506/006/0440
SITE ADDRESS: 11365 8TH ST E TREASURE ISLAND
LEGAL:
ISLE OF PALMS 2ND ADD BLK 6, LOT 44

SKYVIEW HEIGHTS 107 LLC
1309 COFFEEN AVE STE 1200
SHERIDAN WY 82801-5777

CODE BOARD MEETING

CITY OF TREASURE ISLAND

COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: CEB #: LANDSCAPE-007420-2026
City of Treasure Island v. SKYVIEW HEIGHTS 107 LLC
11365 8th St E

Action Request: N/A

Strategic Objective: N/A

Date: November 18th, 2026

Prepared By: Anna Bartenstein

Through: James Dixon, Code Enforcement Supervisor
Sergio Purrinos, Community Development Director

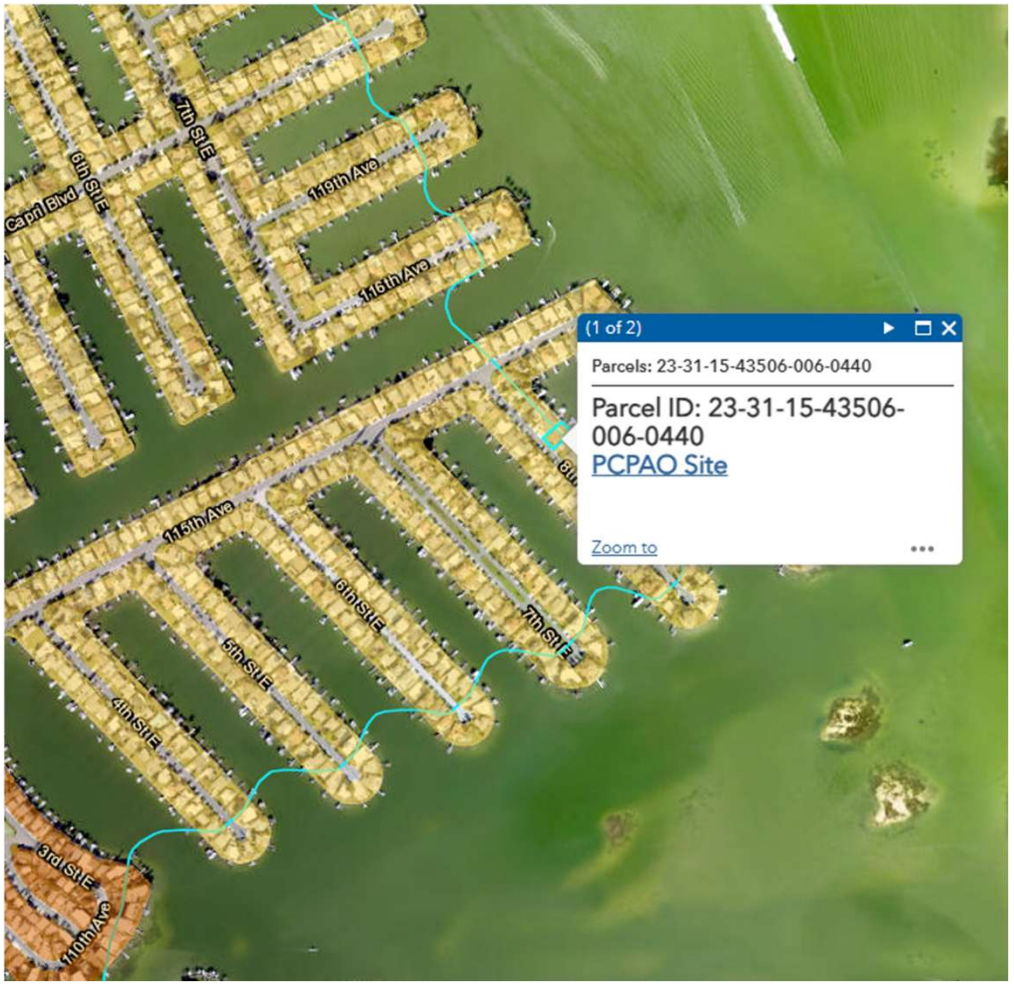
Summary of Issue: First Hearing

Attachments:

1. Notice of Violation/Affidavit/Photos
2. Notice of Hearing/Affidavit/Photos
3. Supplementary Evidence

Zoning Map


120
46
45
44
43
42
70
70
70
70
70
REET


7th St E
6th St E
Capri Blvd
119th Ave
116th Ave
115th Ave
6th St E
5th St E
4th St E
3rd St E
110th Ave
(1 of 2)
Parcels: 23-31-15-43506-006-0440
Parcel ID: 23-31-15-43506-006-0440
PCPAO Site
Zoom to

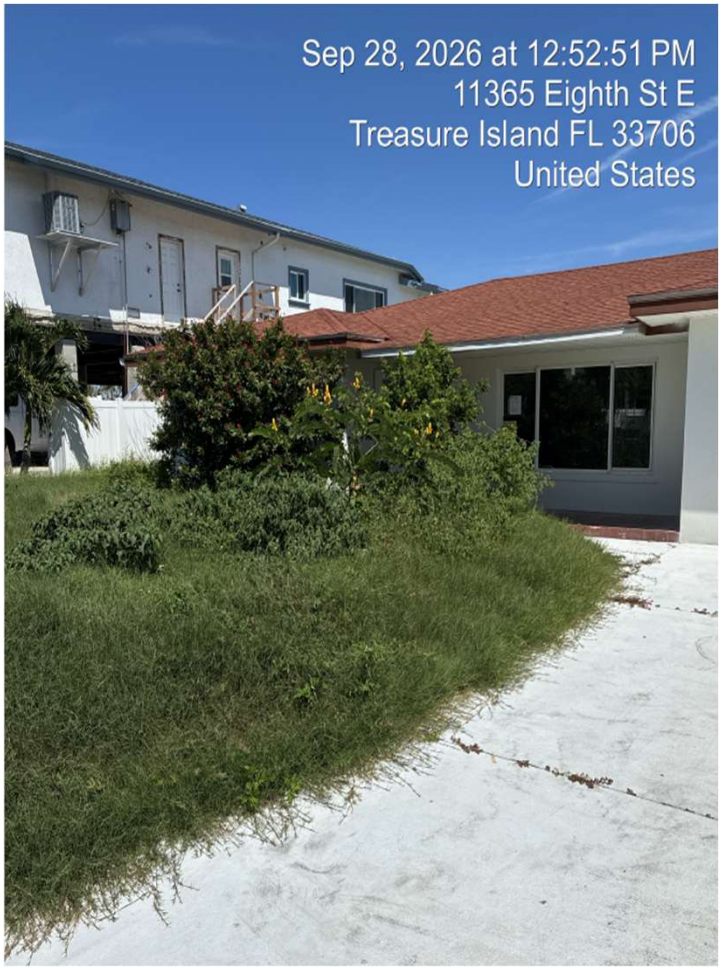
Code Sections

- Sec 18-37 – Unhealthful accumulations declared a public nuisance.
- Sec. 68-495 – Minimum property standards.

Notice of Violation

- NOV for LANDSCAPE-007420-2026 posted and mailed to addresses on 9/28/2026
- Affidavit of Service
- Sec.18-37, Sec. 68-495
- Pictures


Sep 28, 2026 at 12:52:20 PM
11365 Eighth St E
Treasure Island FL 33706
United States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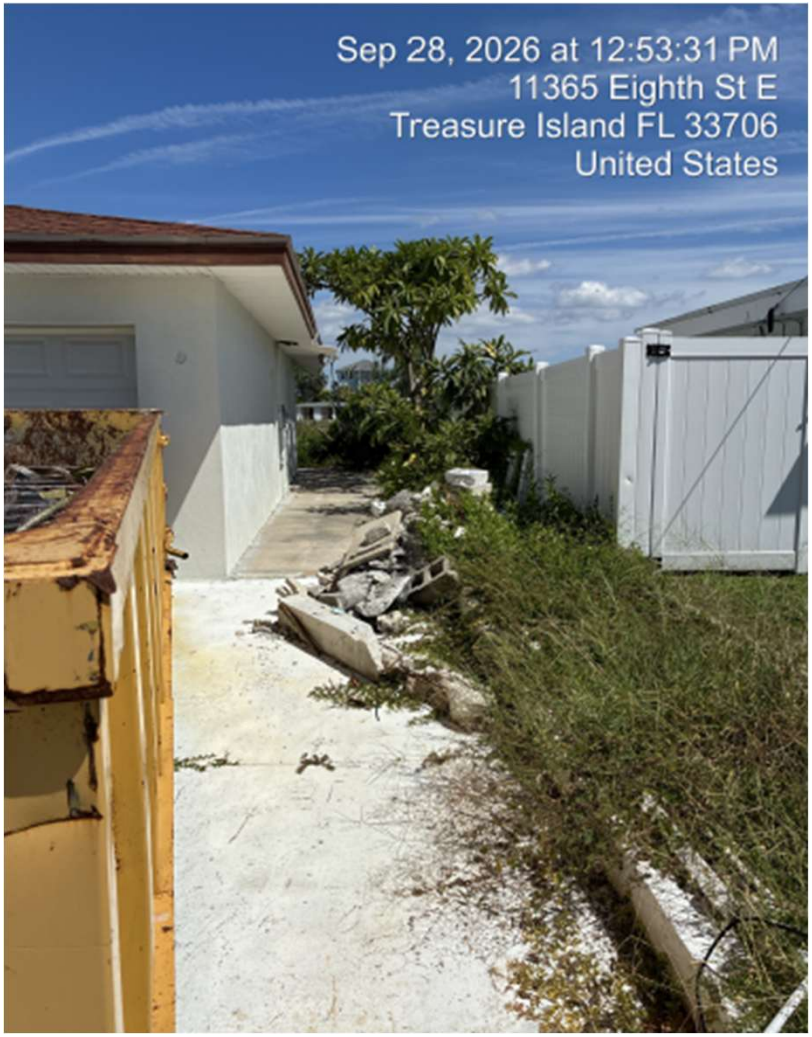
11365 Eighth St E
Treasure Island FL 33706
United States


Sep 28, 2026 at 12:53:02 PM
11365 Eighth St E
Treasure Island FL 33706
United States


Sep 28, 2026 at 12:53:16 PM
11365 Eighth St E
Treasure Island FL 33706
United States
217


Sep 28, 2026 at 12:53:31 PM
11365 Eighth St E
Treasure Island FL 33706
United States

Notice of Hearing

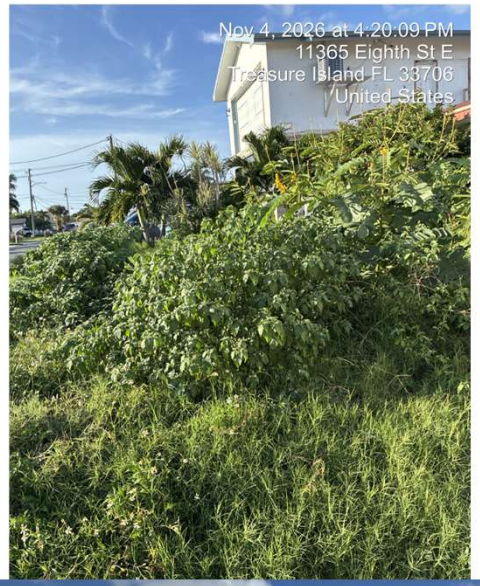
- NOV for LANDSCAPE-007420-2026 posted and mailed to addresses on 9/28/2026
- Proof of Property Ownership
  - PCPAO
  - Tax Collector
- Affidavit of Service
- Sec.18-37, Sec. 68-495
- Pictures


Nov 4, 2026 at 4:19:40 PM
11340 Eighth St E
Treasure Island FL 33706
United States

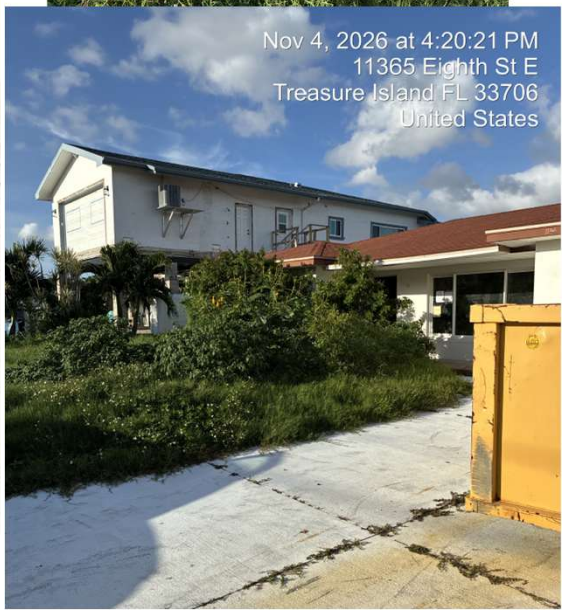

Nov 4, 2026 at 4:19:56 PM
11365 Eighth St E
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:19:43 PM
11340 Eighth St E
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:20:07 PM
11365 Eighth St E
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:20:09 PM
11365 Eighth St E
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:20:11 PM
11365 Eighth St E
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:20:21 PM
11365 Eighth St E
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:20:20 PM
11365 Eighth St E
Treasure Island FL 33706
United States

Staff Recommendation

- Staff recommend the property owner be found as a First-Time Violator of Section 18-37, Section 68-495, and Section 116.1 and required to complete the following steps within 14 days. The steps required to correct the violations include:
  - Trim grass and weeds
  - Close open entry points to ensure structural security

Proposed Motion

- In the case LANDSCAPE-007420-2026, 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 107 LLC, is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37, Section 68-495, Section 116.1 and is ordered to trim grass and weeds along with close open entry points to ensure structural security. If the above corrective action is not accomplished by 12:00 AM on December 2nd, 2026, a return hearing notice will be posted, and the case will be brought back to the following hearing for further determination.
- Upon complying with said sections of the code, the Respondent shall notify the Community Development Department.

AGENDA ITEM NO. VII.5

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE:	November 18, 2026
SUBMITTED BY:	Anna Bartenstein, Community Development
ITEM TYPE:	CEB Exhibit
AGENDA SECTION:	**NEW BUSINESS**
SUBJECT:	PROPMAINT-007284-2026 425 CAPRI BOULEVARD SKYVIEW HEIGHTS 114 LLC

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:

1. Evidentiary Fact Sheet.pdf
2. Sec 18-37.pdf
3. Sec 68-495.pdf
4. Complaint 8.18.26.pdf
5. Complaint 8.21.26.pdf
6. Courtesy Notice emails.pdf
7. NOV PROPMAINT-007284-2026 (425 CAPRI BLVD TREASURE ISLAND, FL 33706).pdf
8. NOV posting photos 10.1.26.pdf
9. AOS Notice of Violation PROPMAINT-007284-2026 (425 CAPRI BLVD TREASURE ISLAND, FL 33706).pdf
10. Notice of Hearing PROPMAINT-007284-2026 (425 CAPRI BLVD TREASURE ISLAND, FL 33706).pdf
11. NOH posting photos 11.4.26.pdf

12. AOS Notice of Hearing PROPMAINT-007284-2026 (425 CAPRI BLVD TREASURE ISLAND, FL 33706).pdf
13. PCPAO.pdf
14. Tax Bill.pdf
425 Capri Blvd CEB Presentation.pdf

City of Treasure Island, Florida

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

Code Enforcement Board
Evidentiary Fact Sheet
Case # **PROPMAINT-007284-2026**

1. Address of Violation:
   425 Capri Boulevard
2. Property Description:

   Section A- Description of the Property
   Address of Violation: 425 Capri Blvd
   Property Description: 0110 Single Family Home
   Zoning District: RU-75
   Parcel #: 14-31-15-13284-012-0010
   Legal Description: CAPRI ISLE SUB BLK L, LOT 1

3. Description of Violations
   - Junk and debris in driveway
   - Overgrown grass and weeds
   - Garage door is in disrepair

4. Code Provisions Violated
   - Sec. 18-37 – Unhealthful accumulations and excessive vegetation growth declared public nuisance.
   - Sec. 68-495 – Minimum property standards

5. Staff Actions
   a. Courtesy Notice 8.24.26
      i. Complaint 8.18.26
      ii. Complaint 8.21.26
   b. Notice of Violation-10.1.26
      i. Pictures from posting
      ii. Affidavit of Service
      iii. Proof of Property Ownership
         - PCPAO Printout
         - Pinellas County Tax Collector
   c. Notice of Hearing-11.4.26
      i. Pictures from posting
      ii. Affidavit of Service

iii. Proof of Property Ownership
- PCPAO Printout
- Pinellas County Tax Collector

6. Staff Recommendation

Staff recommend the property owner be found as a First-Time Violator of Section 18-37 and Section 68-495 and required to complete the following steps within 14 days. The steps required to correct the violations include:

- Trim grass and weeds
- Remove fallen trees
- Remove and clean up all junk, trash, and debris in driveway
- Repair broken garage door

7. Proposed Motion

In the case PROPMAINT-007284-2026, 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 114 LLC, is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37 and Section 68-495 and is ordered to trim grass/weeds, remove fallen trees, Remove and clean up all junk, trash, and debris in driveway, and repair broken garage door. If the above corrective action is not accomplished by 12:00 AM on December 2nd, 2026, a return hearing notice will be posted, and the case will be brought back to the following hearing for further determination.

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

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

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

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

(Code 1985, § 10-111(a), (b))

Sec. 68-495. - Minimum property standards.

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

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

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

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

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

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

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

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

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

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

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

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

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

a.

This is a private request and can only be viewed by the reporter and users on your account.

Acknowledged

Change Status



#22543279 (https://seeclickfix.com/issues/22543279)

27.778284214140918, -82.77193775310312 Edit Location

Code Compliance: Junk accumulation

Created Date:
08/18/2026 12:20 PM

11775 3rd St E Treasure Island, FL, 33706, USA

Details

The dumpster sat on this property for well over a month no activity and today the dumpster company came to pick up the dumpster and they opened the hatch and dumped all the stuff that was in it out and left

Secondary Questions

Edit Answers

As a result of the passage of Senate Bill 60, the Florida Legislature and Governor DeSantis changed existing State Law to prohibit the investigation of anonymous reports of potential violations of municipal property codes, effective July 1st, 2021. To submit a report of a code violation, the reporter is now required to supply their full name and address, and this information will become part of the public record. This applies to reports made by phone, email, or in-person to the Codes Compliance Department. Any code violation requests submitted without the required information are automatically closed. Will you be submitting your full legal name and address?
No
What is your full name?
Domenico Cinelli
What is your address?
405 Capri Blvd treasure island
What is the address of the property you believe is in violation?
425 Capri blvd treasure island

2 3

Request Information

Reporter:
domenico cinelli (https://conversations.seeclickfix.com/organizations/694/constituents/2554047) | Registered User

dc

dcinelli1021@gmail.com

Report Method:
Portal

Category:
Code Compliance: Junk accumulation
Recategorize

Assigned to:
You
Assign

Due Date:
09/01/2026
Change Due Date

SLA Expires at:
09/01/2026

Priority:
Normal
Prioritize

(https://seeclickfix.com/accounts/694/pri

Subscribers

Unsubscribe

- Anna Bartenstein
- James Dixon
- Pam Nash

Status Log

Opened:	08/18/2026 12:20 PM
Acknowledged:	08/18/2026 12:56 PM

Work Orders

New Work Order

No work orders match. Please try another filter.

Comments

All | Public Only | Internal Only

domenico cinelli (https://conversations.seeclickfix.com/organizations/694/constituents/2554047) | Registered User
Opened

The dumpster sat on this property for well over a month no activity and today the dumpster company came to pick up the dumpster and they opened the hatch and dumped all the stuff that was in it out and left



(https://seeclickfix.com/rails/active_storage/representations/redirect/eyJfcmFpbHMiOnsiZGF0YSI6NDM3MTQ0NjAsInB1ciI6ImJsb2JfaWQifX0=--624594e963d36603cf7ceec2e453fbf78b1085a9/eyJfcmFpbHMiOnsiZGF0YSI6eyJmb3JtYXQiOiJqcGciLCJhdXRvX29yaWVudCI6dHJ1ZSwic3RyaXAiOnRydWUsInJlc2l6ZSI6IjgwMHg2MDAifSwicHVyIjoidmFyaWF0aW9uIn19--242b3e94addeeae50b5fd8df8a0a8fbcf02bf33c/9b39885d-c8e6-4878-922a-bf1c06c7a974_2026-08-18T12-12-50-04-00.jpg)

08/18/2026 12:20 PM

Treasure Island, FL | Verified Official
Assignment

Treasure Island, FL assigned this issue to James Dixon

Flag • 08/18/2026 12:21 PM

James Dixon | Verified Official
Assignment

James Dixon assigned this issue to Anna Bartenstein

Flag • 08/18/2026 12:55 PM

James Dixon | Verified Official
Acknowledged

Thank you for reporting this issue request via SeeClickFix One of our city's staff will take a look at the issue. If we need further information we will contact you via email by posting on your SeeClickFix Issue.

Flag • 08/18/2026 12:56 PM

Keep Current Status

Comment type: **Public** **Internal**

Insert Prepared Content

Add a public comment...

ADD UP TO 5 PHOTOS

Cancel Post

This is a private request and can only be viewed by the reporter and users on your account.

Acknowledged

Change Status



27.78117, -82.77152166666667 Edit Location

Code Compliance: Junk accumulation

Created Date:
08/21/2026 7:28 PM

401-499 Capri Blvd Treasure Island, Florida, 33706

Details

Dumpster emptied on driveway and dumpster removed

Secondary Questions Edit Answers

As a result of the passage of Senate Bill 60, the Florida Legislature and Governor DeSantis changed existing State Law to prohibit the investigation of anonymous reports of potential violations of municipal property codes, effective July 1st, 2021. To submit a report of a code violation, the reporter is now required to supply their full name and address, and this information will become part of the public record. This applies to reports made by phone, email, or in-person to the Codes Compliance Department. Any code violation requests submitted without the required information are automatically closed. Will you be submitting your full legal name and address?
Yes
What is your full name?
Shari Fuss
What is your address?
11950 5 street east
What is the address of the property you believe is in violation?
425 Capri Blvd

2 3

Request Information

Reporter:
Shari Fuss (https://conversations.seeclickfix.com/organizations/694/constituents/2542604) | Registered User

Shari

399shoes@gmail.com

Report Method:
iPhone

Category:
Code Compliance: Junk accumulation
Recategorize

Assigned to:
You
Assign

Due Date:
09/04/2026
Change Due Date

SLA Expires at:
09/04/2026

Priority:
Normal
Prioritize

(https://seeclickfix.com/accounts/694/pri

Subscribers

Unsubscribe

- Anna Bartenstein
- James Dixon
- Pam Nash

Status Log

Opened:	08/21/2026 7:28 PM
Acknowledged:	08/24/2026 8:23 AM

Work Orders

New Work Order

No work orders match. Please try another filter.

Comments

All | Public Only | Internal Only

Shari Fuss (https://conversations.seeclickfix.com/organizations/694/constituents/2542604) | Registered User
Opened

Dumpster emptied on driveway and dumpster removed



(https://seeclickfix.com/rails/active_storage/representations/redirect/eyJfcmFpbHMiOnsiZGF0YSI6NDM4MzM3MDIsInB1ciI6ImJsb2JfaWQifX0=--14bc0edd6b48df534835fc46f01e7eefa1c70d9e/eyJfcmFpbHMiOnsiZGF0YSI6eyJmb3JtYXQiOiJqcGciLCJhdXRvX29yaWVudCI6dHJ1ZSwic3RyaXAiOnRydWUsInJlc2l6ZSI6IjgwMHg2MDAifSwicHVyIjoidmFyaWF0aW9uIn19--242b3e94addeeae50b5fd8df8a0a8fbcf02bf33c/757efffb-77bb-472d-8f32-176901c50f22_2026-08-21T19-21-55-04-00.jpg)

08/21/2026 7:28 PM

Treasure Island, FL | Verified Official
Assignment

Treasure Island, FL assigned this issue to James Dixon

Flag • 08/21/2026 7:28 PM

James Dixon | Verified Official
Acknowledged

Thank you for reporting this issue request via SeeClickFix One of our city's staff will take a look at the issue. If we need further information we will contact you via email by posting on your SeeClickFix Issue.

Flag • 08/24/2026 8:23 AM

Anna Bartenstein | Verified Official
Assignment

Anna Bartenstein assigned this issue to Anna Bartenstein

Flag • 08/24/2026 8:27 AM

Keep Current Status

Comment type: **Public** **Internal**

Insert Prepared Content

Add a public comment...

ADD UP TO 5 PHOTOS

Cancel Post

Outlook

Re: PROPMAINT-007284-2026 (425 CAPRI BLVD TREASURE ISLAND, FL 33706)

From Mitch Pomeroy <mitch@homestir.com>
Date Mon 9/14/2026 9:27 AM
To Bartenstein, Anna <abartenstein@mytreasureisland.org>
Cc Codes <Codes@MyTreasureIsland.Org>; Kim Cenabre <kim@homestir.com>; Angelica Nocete <angelican@homestir.com>

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!

Hello Anna,

Thank you for the update. I will have our team address the remaining debris, the garage, and the landscaping issues immediately.

Best Regards

Mitchell Pomeroy
Chief Executive Officer (CEO)
Homestir
Phone: 702-802-8767
Office: 719-356-2581
Email: Mitch@homestir.com

On Wed, Sep 9, 2026 at 9:12 PM Bartenstein, Anna <abartenstein@mytreasureisland.org> wrote:

> Good morning,
>
> I am still receiving complaints on the condition of this property (425 Capri Blvd).
>
> I appreciate that you have put some into cleaning the dumpster contents, but there is still debris in the driveway, damaged garage, and landscaping issues. The property is right when you drive into Capri, so it will continue to get attention if it isn't cleaned up.
>
> Please tend to these issues as soon as possible and let me know when completed so I can close the code case. Thank you.
>
> **Anna Bartenstein**
> Code Compliance Inspector
> 10451 Gulf Blvd
> Treasure Island, Florida 33706
> 727-486-8070
~~~

All government correspondence is subject to public records law.

From: Mitch Pomeroy <mitch@homestir.com>
Sent: Monday, August 24, 2026 12:10 PM
To: Bartenstein, Anna <abartenstein@mytreasureisland.org>
Cc: Codes <Codes@MyTreasureIsland.Org>; Kim Cenabre <kim@homestir.com>; Angelica Nocete <angelican@homestir.com>
Subject: Re: PROPMAINT-007284-2026 (425 CAPRI BLVD TREASURE ISLAND, FL 33706)

Hello Anna,

The trash pile was cleaned up yesterday.

Best Regards

Mitchell Pomeroy

Chief Executive Officer (CEO)

Homestir

Phone: 702-802-8767

Office: 719-356-2581

Email: Mitch@homestir.com

On Mon, Aug 24, 2026, 11:49 AM Bartenstein, Anna <abartenstein@mytreasureisland.org> wrote:

> Good afternoon,
>
> I wanted to bring to your attention I have received two complaints on the junk pile that was at 425 Capri Blvd.
>
> I noticed that efforts have been made to clean up the pile, so please let me know once finished so I can close the code case open on the address.
>
> Thank you,

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

All government correspondence is subject to public records law.

City of Treasure Island, Florida

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

City of Treasure Island, Florida
Code Enforcement
Case No: PROPMAINT-007284-2026

October 1, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SKYVIEW HEIGHTS 114 LLC
425 Capri Boulevard
Treasure Island FL 33706

Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942

SKYVIEW HEIGHTS 114 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN, WY 82801

SKYVIEW HEIGHTS 114 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v SKYVIEW HEIGHTS 114 LLC

Dear SKYVIEW HEIGHTS 114 LLC,

Please be advised that your property located at 425 Capri Blvd, Treasure Island, FL 33706, is in violation of Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances and of the Florida Building Code. This notice is issued under Chapter 18, Article II, as amended by Ordinances 2025-33 and 2026-14, and under the City's code enforcement procedures.

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: 425 Capri Boulevard
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13284-012-0010

Legal Description: CAPRI ISLE SUB BLK L, LOT 1

Section B-Description of Violations

- Junk and debris in driveway
- Overgrown grass and weeds
- Garage door is in disrepair

Section C- Code Provisions Violated

Sec. 18-37 – Unhealthful accumulations and excessive vegetation growth 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 grass in excess of ten inches, 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.

Sec. 68-495 – Minimum property standards

(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: 12:00 AM on October 31, 2026

- **Trim grass and weeds**
- **Remove fallen tree in backyard**
- **Remove and clean up all junk, trash, and debris in driveway**
- **Repair broken garage door**

If the corrective action set forth above is not taken by 12:00 AM on October 31, 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

Oct 1, 2026 at 2:17:21 PM
420 Capri Blvd
Treasure Island FL 33706
United States

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

City of Treasure Island, Florida
Code Enforcement
Case No: PROPMAINT-007284-2026

October 1, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SKYVIEW HEIGHTS 114 LLC
425 Capri Boulevard
Treasure Island FL 33706

Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942

SKYVIEW HEIGHTS 114 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN, WY 82801

SKYVIEW HEIGHTS 114 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344

Haley R Long
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Monticello, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v SKYVIEW HEIGHTS 114 LLC

Dear SKYVIEW HEIGHTS 114 LLC,

Please be advised that your property located at 425 Capri Blvd, Treasure Island, FL 33706, is in violation of Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances and of the Florida Building Code. This notice is issued under Chapter 18, Article II, as amended by Ordinances 2025-33 and 2026-14, and under the City's code enforcement procedures.

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: 425 Capri Boulevard
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13284-012-0010

Oct 1, 2026 at 2:17:26 PM
420 Capri Blvd
Treasure Island FL 33706
United States

Oct 1, 2026 at 2:17:38 PM
425 Capri Blvd
Treasure Island FL 33706
United States

Oct 1, 2026 at 2:17:50 PM
425 Capri Blvd
Treasure Island FL 33706
United States

Oct 1, 2026 at 2:17:52 PM
425 Capri Blvd
Treasure Island FL 33706
United States

Oct 1, 2026 at 2:17:57 PM
425 Capri Blvd
Treasure Island FL 33706
United States

Oct 1, 2026 at 2:17:59 PM
425 Capri Blvd
Treasure Island FL 33706
United States

Oct 1, 2026 at 2:18:07 PM
425 Capri Blvd
Treasure Island FL 33706
United States

Oct 1, 2026 at 2:18:34 PM
425 Capri Blvd
Treasure Island FL 33706
United States

Oct 1, 2026 at 2:19:37 PM
445 Capri Blvd
Treasure Island FL 33706
United States

Oct 1, 2026 at 2:20:10 PM
445 Capri Blvd
Treasure Island FL 33706
United States

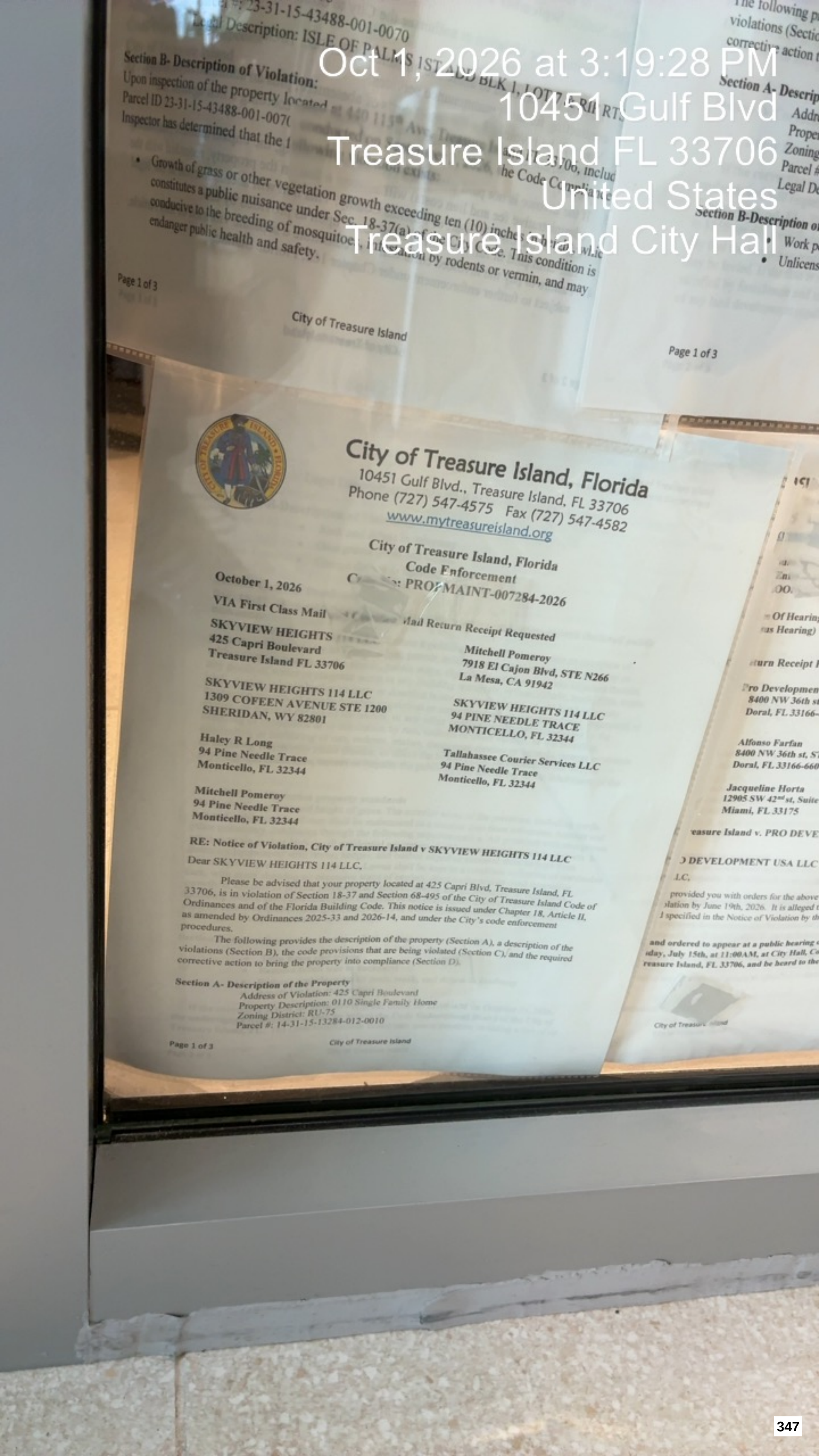
Oct 1, 2026 at 2:20:15 PM
445 Capri Blvd
Treasure Island FL 33706
United States

Oct 1, 2026 at 2:20:25 PM
445 Capri Blvd
Treasure Island FL 33706
United States

Oct 1, 2026 at 2:20:27 PM
445 Capri Blvd
Treasure Island FL 33706
United States

Oct 1, 2026 at 2:20:34 PM
445 Capri Blvd
Treasure Island FL 33706
United States

Oct 1, 2026 at 3:19:28 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: PROPMAINT-007284-2026

October 1, 2026

VIA First Class Mail

Mail Return Receipt Requested

SKYVIEW HEIGHTS
425 Capri Boulevard
Treasure Island FL 33706

SKYVIEW HEIGHTS 114 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN, WY 82801

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

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Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942

SKYVIEW HEIGHTS 114 LLC
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MONTICELLO, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v SKYVIEW HEIGHTS 114 LLC

Dear SKYVIEW HEIGHTS 114 LLC,

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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 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: 425 Capri Boulevard
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13284-012-0010

Page 1 of 3 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

Affidavit of Service
Code Enforcement Case: PROPMAINT-007284-2026

I hereby certify that a copy of the Notice of Violation was served on October 1st, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to: 425 Capri Blvd, Treasure Island FL 33706 and 9214 8902 9562 6590 1623 4968 95, 1309 Coffeen Ave Ste 1200 Sheridan WY 82801-5777 and 9214 8902 9562 6590 1623 4970 21 & 7918 El Cajon Blvd Ste N266 La Mesa CA 91942 and 9214 8902 9562 6590 1623 4970 76 & 94 Pine Needle Trace Monticello FL 32344 and 9214 8902 9562 6590 1623 4971 37 & 7918 El Cajon Blvd Ste N266 La Mesa CA 91924 and 9214 8902 9562 6590 1623 4971 68 & 94 Pine Needle Trace Monticello FL 32344 and 9214 8902 9562 6590 1623 4971 75

x Posting on the property at: 425 Capri Blvd, 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 1st day of October, 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 SEAL

_____
Notary Public

Oct 1, 2026 at 2:17:21 PM
420 Capri Blvd
Treasure Island FL 33706
United States

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

City of Treasure Island, Florida
Code Enforcement
Case No: PROPMAINT-007284-2026

October 1, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SKYVIEW HEIGHTS 114 LLC
425 Capri Boulevard
Treasure Island FL 33706

Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942

SKYVIEW HEIGHTS 114 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN, WY 82801

SKYVIEW HEIGHTS 114 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v SKYVIEW HEIGHTS 114 LLC

Dear SKYVIEW HEIGHTS 114 LLC,

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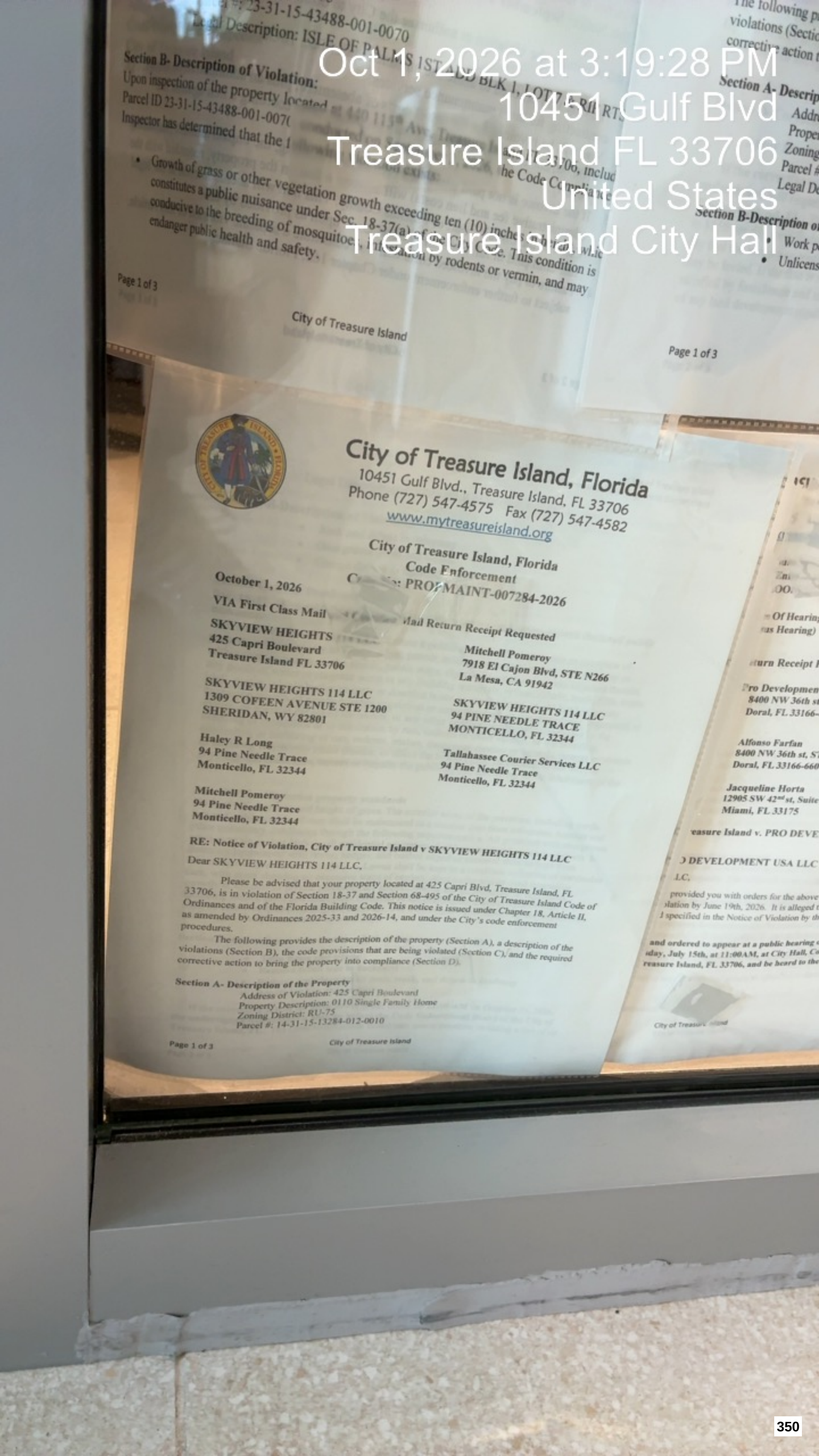
Section A- Description of the Property

Address of Violation: 425 Capri Boulevard
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13284-012-0010

Oct 1, 2026 at 3:19:28 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: PROPMAINT-007284-2026

October 1, 2026

VIA First Class Mail

Mail Return Receipt Requested

SKYVIEW HEIGHTS
425 Capri Boulevard
Treasure Island FL 33706

SKYVIEW HEIGHTS 114 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN, WY 82801

Haley R Long
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SKYVIEW HEIGHTS 114 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v SKYVIEW HEIGHTS 114 LLC

Dear SKYVIEW HEIGHTS 114 LLC,

Please be advised that your property located at 425 Capri Blvd, Treasure Island, FL 33706, is in violation of Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances and of the Florida Building Code. This notice is issued under Chapter 18, Article II, as amended by Ordinances 2025-33 and 2026-14, and under the City's code enforcement procedures.

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Section A- Description of the Property
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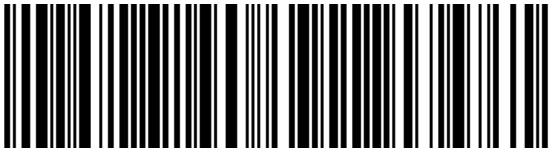
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13284-012-0010

Page 1 of 3 City of Treasure Island

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



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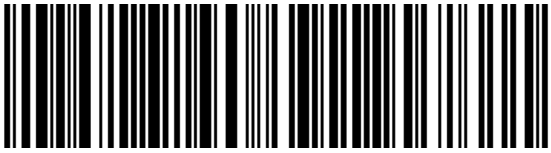
SKYVIEW HEIGHTS 114 LLC
425 Capri Blvd
Treasure Island FL 33706

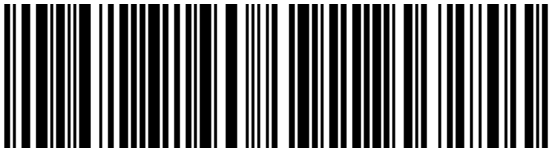
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 4970 76

Mitchell Pomeroy
7918 El Cajon Blvd STE N266
La Mesa CA 91942

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



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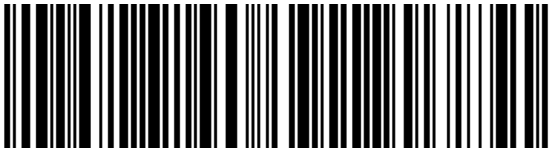
SKYVIEW HEIGHTS 114 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN WY 82801

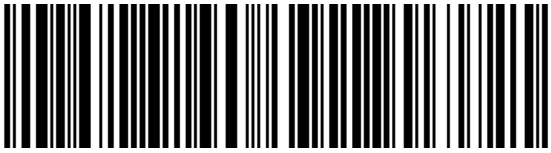
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 4971 06

SKYVIEW HEIGHTS 114 LLC
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

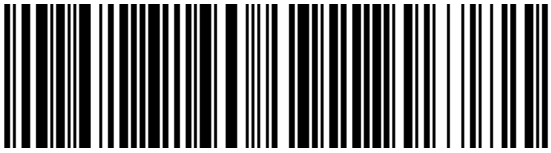
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 4971 37

Haley Long
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

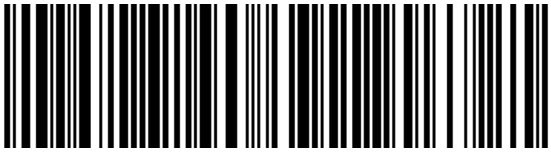
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 4971 68

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 4971 75

Mitchell Pomeroy
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

City of Treasure Island, Florida
Code Enforcement
Case No. PROPMAINT-007284-2026
Notice Of Hearing
(First Offense)

November 4, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SKYVIEW HEIGHTS 114 LLC
425 Capri Boulevard
Treasure Island FL 33706

Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942

SKYVIEW HEIGHTS 114 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN, WY 8 2801

SKYVIEW HEIGHTS 114 LLC
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MONTICELLO, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: City of Treasure Island v. SKYVIEW HEIGHTS 114 LLC

Dear SKYVIEW HEIGHTS 114 LLC,

On October 1st, 2026, the City provided you with a Notice of Violation for the above-mentioned property. You were required to correct the violation by October 31st, 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, November 18th, 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

Section A- Description of the Property
Address of Violation: 425 Capri Boulevard
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-13284-012-0010
Legal Description: CAPRI ISLE SUB BLK L, LOT 1

Section B-Description of Violations

- Junk and debris in driveway
- Overgrown grass and weeds
- Garage door is in disrepair

Section C- Code Provisions Violated

- **Sec. 18-37** – Unhealthful accumulations and excessive vegetation growth declared public nuisance.
- **Sec. 68-495** – Minimum property standards

Section D- Corrective Action

- Trim grass and weeds
- Remove fallen tree in backyard
- Remove and clean up all junk, trash, and debris in driveway
- Repair broken garage door

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 November 8th, 2026 to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case #PROPMAINT-007284-2026"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than November 8th, 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. 248.

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.

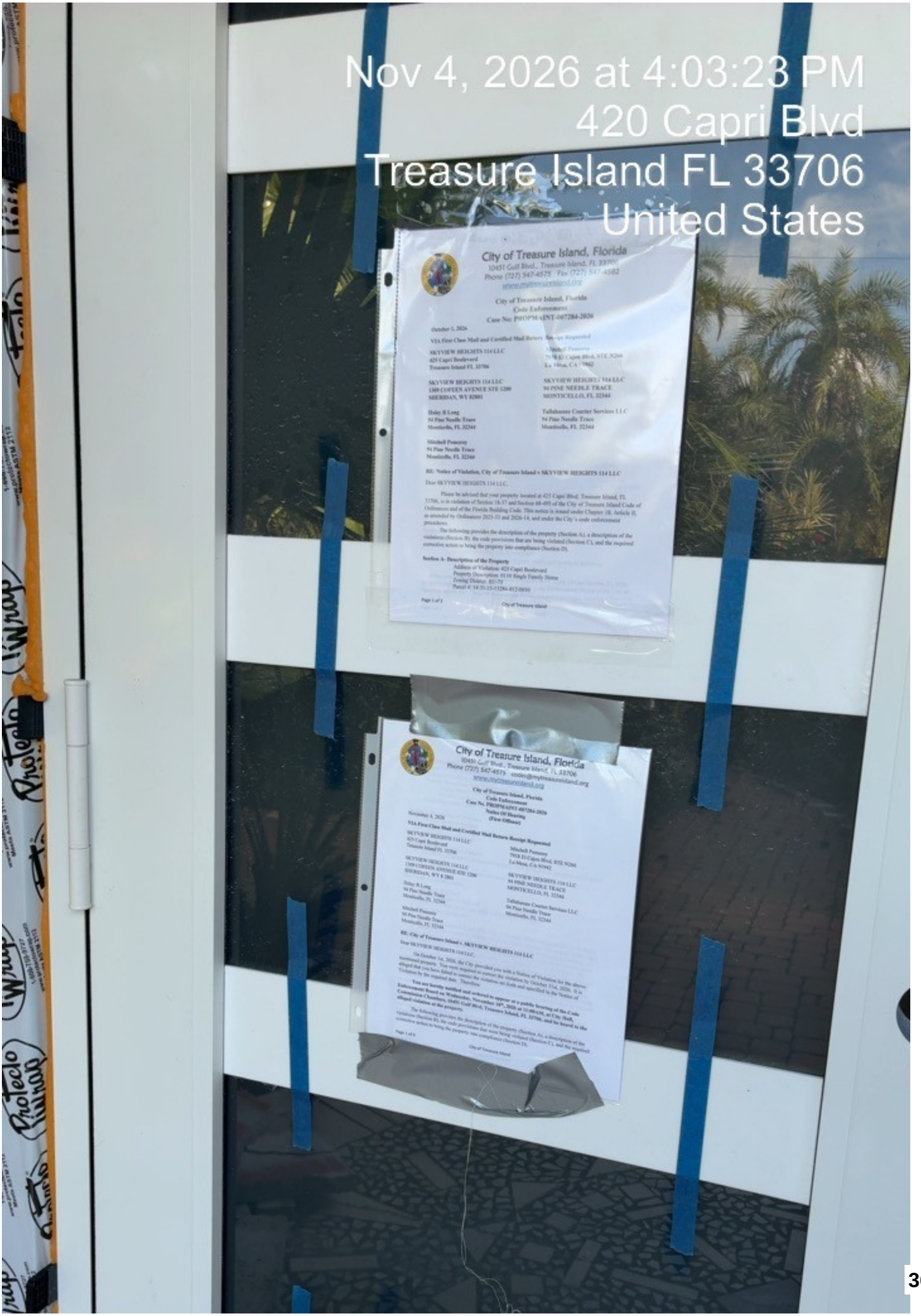
If you have any questions regarding the contents of this Notice, please contact this office at (727) 486-8070

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.


Nov 4, 2026 at 4:03:23 PM
420 Capri Blvd
Treasure Island FL 33706
United States
City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org
City of Treasure Island, Florida
Code Enforcement
Case No: PROPM-ENT-007284-2026
October 1, 2026
VIA First Class Mail and Certified Mail Return Receipt Requested
SKYVIEW HEIGHTS 114 LLC
425 Capri Boulevard
Treasure Island FL 33706
SKYVIEW HEIGHTS 114 LLC
1309 COFFEEN AVENUE STE 1200
SHERIDAN, WY 82801
Haley R Long
94 Pine Needle Trace
Monticello, FL 32344
Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344
Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942
SKYVIEW HEIGHTS 114 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344
Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344
RE: Notice of Violation, City of Treasure Island v SKYVIEW HEIGHTS 114 LLC
Dear SKYVIEW HEIGHTS 114 LLC,
Please be advised that your property located at 425 Capri Blvd, Treasure Island, FL 33706, is in violation of Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances and of the Florida Building Code. This notice is issued under Chapter 18, Article II, as amended by Ordinances 2025-33 and 2026-14, and under the City's code enforcement procedures.
The following provides the description of the property (Section A), a description of the violation(s)(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: 425 Capri Boulevard
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-15281-015-0050
Page 1 of 2
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. PROPM-ENT-007284-2026
Notice Of Hearing
(First Offense)
November 4, 2026
VIA First Class Mail and Certified Mail Return Receipt Requested
SKYVIEW HEIGHTS 114 LLC
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Treasure Island FL 33706
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Tallahassee Courier Services LLC
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Monticello, FL 32344
RE: City of Treasure Island v. SKYVIEW HEIGHTS 114 LLC
Dear SKYVIEW HEIGHTS 114 LLC,
On October 1st, 2026, the City provided you with a Notice of Violation for the above-mentioned property. You were required to correct the violation by October 31st, 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, November 18th, 2026 at 10:00a.m. 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).
Page 1 of 4
City of Treasure Island

Nov 4, 2026 at 4:03:23 PM
420 Capri Blvd
Treasure Island FL 33706
United States

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

City of Treasure Island, Florida
Code Enforcement
Case No: PROPMAINT-007284-2026

October 1, 2026

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Section A- Description of the Property

Address of Violation: 425 Capri Boulevard
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-11284-012-0010

Page 1 of 2

City of Treasure Island

City of Treasure Island, Florida
10450 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 coden@mytreasureisland.org
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement
Case No. PROPMAINT-007284-2026
Notice Of Hearing
(First Offense)

November 4, 2026

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mentioned property. You were required to correct the violations by October 31st, 2026. It is
alleged that you have failed to correct the violations 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, November 18th, 2026 at 10:00AM, at City Hall,
Commission Chambers, 10451 Gulf Blvd, Treasure Island, FL 33706, and be heard to the
alleged violation at the property.

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violations (Section B), the code provisions that were being violated (Section C), and the required
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Page 1 of 4

City of Treasure Island


Nov 4, 2026 at 4:03:29 PM
420 Capri Blvd
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:03:34 PM
420 Capri Blvd
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:03:39 PM
420 Capri Blvd
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:03:47 PM
425 Capri Blvd
Treasure Island FL 33706
United States
425


Nov 4, 2026 at 4:03:59 PM
425 Capri Blvd
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:04:00 PM
425 Capri Blvd
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:04:04 PM
425 Capri Blvd
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:04:20 PM
425 Capri Blvd
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:04:22 PM
425 Capri Blvd
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:04:30 PM
425 Capri Blvd
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:04:35 PM
425 Capri Blvd
Treasure Island FL 33706
United States

City of Treasure Island, Florida

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

Affidavit of Service
Code Enforcement Case: PROPMAINT-007284-2026

I hereby certify that a copy of the Notice of Violation was served on November 4th, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to: SKYVIEW HEIGHTS 114 LLC, 425 Capri Blvd, Treasure Island, FL 33706 9214 8902 9562 6590 1624 4870 38, SKYVIEW HEIGHTS 114 LLC, 1309 Coffeen Ave Ste 1200 Sheridan WY 82801-5777 9214 8902 9562 6590 1624 4871 13 & Mitchell Pomeroy 7918 El Cajon Blvd Ste N266 La Mesa CA 91942 9214 8902 9562 6590 1624 4872 05, SKYVIEW HEIGHTS 114 LLC 94 Pine Needle Trace Monticello FL 32344 9214 8902 9562 6590 1624 4871 37 & Mitchell Pomeroy 94 Pine Needle Trace Monticello FL 32344 9214 8902 9562 6590 1624 4871 82 & Haley R Long 94 Pine Needle Trace Monticello FL 32344 and 9214 8902 9562 6590 1624 4871 51 & Tallahassee Courier Services LLC, 94 Pine Needle Trace Monticello FL 32344, 9214 8902 9562 6590 1624 4871 68

x Posting on the property at: 425 Capri Blvd, 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 4th day of November, 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

Nov 4, 2026 at 1:19:36 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. PROPMAINT-007284-2026
Notice Of Hearing
(First Notice)

November 4, 2026

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RE: City of Treasure Island v. SKYVIEW HEIGHTS 114 LLC

Dear SKYVIEW HEIGHTS 114 LLC,

On October 1st, 2026, the City provided Notice of Violation for the above-mentioned property. You were required to correct the violation by October 31st, 2026. It is alleged that you have failed to correct the violation by the required date. Therefore:

You are hereby notified and ordered to appear before the Code Enforcement Board on Wednesday, November 18th, 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: 425 Capri Blvd, Treasure Island, FL 33706
Property Description: LOT 3 BLK 3 CAPRI ISLES ADD
Zoning District: Planned Redevelopment-Mixed Use
Parcel #: 24-31-15-66060-003-0030
Legal Description: CAPRI ISLES ADD BLK 3,LOT 3

Section B-Description of Violations

Page 1 of 4

City of Treasure Island

Nov 4, 2026 at 4:03:23 PM
420 Capri Blvd
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City of Treasure Island, Florida
Code Enforcement
Case No: PROPMAINT-007284-2026

October 1, 2026

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Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v SKYVIEW HEIGHTS 114 LLC

Dear SKYVIEW HEIGHTS 114 LLC,

Please be advised that your property located at 423 Capri Blvd, Treasure Island, FL 33706, is in violation of Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances and of the Florida Building Code. This notice is issued under Chapter 18, Article II, as amended by Ordinances 2025-33 and 2026-14, and under the City's code enforcement procedures.

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Address of Violation: 423 Capri Boulevard
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 14-31-15-11284-012-0010

Page 1 of 3

City of Treasure Island

City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
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City of Treasure Island, Florida
Code Enforcement
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Notice Of Hearing
(First Offense)

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On October 1st, 2026, the City provided you with a Notice of Violation for the above-mentioned property. You were required to correct the violation by October 31st, 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, November 18th, 2026 at 03:00:34, at City Hall, Commission Chambers, 10451 Gulf Blvd, Treasure Island, FL 33706, and be heard to the alleged violation at the property.

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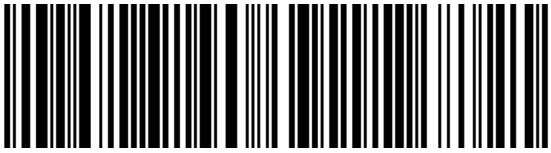
Page 1 of 4

City of Treasure Island

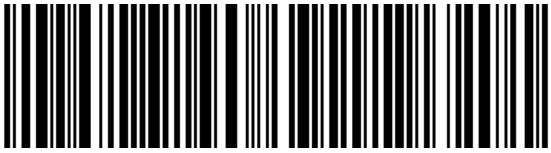
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4870 38

SKYVIEW HEIGHTS 114 LLC
425 Capri Boulevard
Treasure Island FL 33706

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4871 13

SKYVIEW HEIGHTS 114 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN WY 82801

City of Treasure Island
10451 Gulf Blvd
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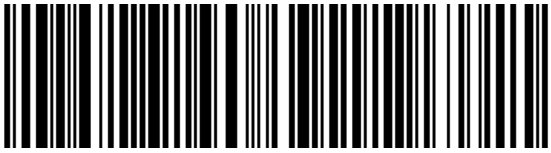

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SKYVIEW HEIGHTS 114 LLC
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

City of Treasure Island
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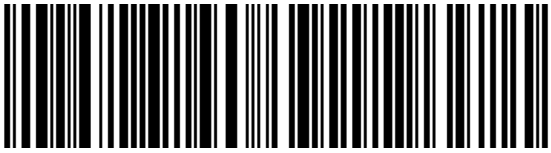

9214 8902 9562 6590 1624 4871 51

Haley R Long
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

City of Treasure Island
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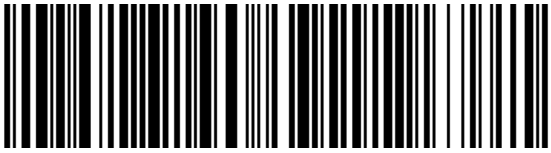
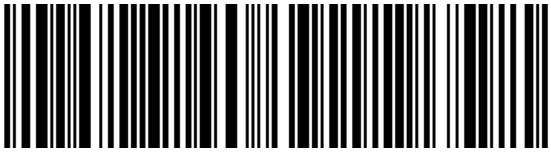


9214 8902 9562 6590 1624 4871 68

TALLAHASSEE COURIER SERVICES LLC
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

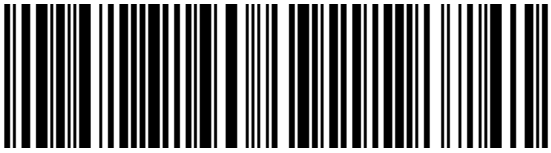
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4871 82

MITCHELL POMEROY
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4872 05

MITCHELL POMEROY
7918 EL CAJON BLVD STE N266
FL 32344

Parcel Summary (as of 09-Nov-2026)

Parcel Number
14-31-15-13284-012-0010

Owner Name
SKYVIEW HEIGHTS 114 LLC

Property Use
0110 Single Family Home

Site Address
425 CAPRI BLVD
TREASURE ISLAND, FL 33706

Mailing Address
7918 EL CAJON BLVD STE N266
LA MESA, CA 91942-6719

Legal Description
CAPRI ISLE SUB BLK L, LOT 1

Current Tax District
TREASURE ISLAND (TI)

Year Built
1964

Living SF	Gross SF	Living Units	Buildings
2,337	2,984	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
23278/1136	$766,000	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	39/6

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$655,532	$655,532	$655,532	$655,532	$655,532

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	$657,691	$374,057	$318,335	$344,057	$318,335
2024	Y	$1,141,018	$418,602	$363,602	$388,602	$363,602
2023	Y	$1,171,969	$406,410	$351,410	$376,410	$351,410
2022	Y	$1,155,498	$394,573	$344,073	$369,073	$344,073
2021	Y	$768,250	$383,081	$332,581	$357,581	$332,581

2026 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	2026 Millage Rate	Tax District
View 2026 Tax Bill	16.4574	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
24-Jul-2025	$762,000	Q	I	ROBERTS CLAUDIA J	SKYVIEW HEIGHTS 114 LLC	23278/1136
08-Jun-1998	$217,000	Q	I	DALTON EVA R	ROBERTS, CLAUDIA J	10124/0014

2026 Land Information

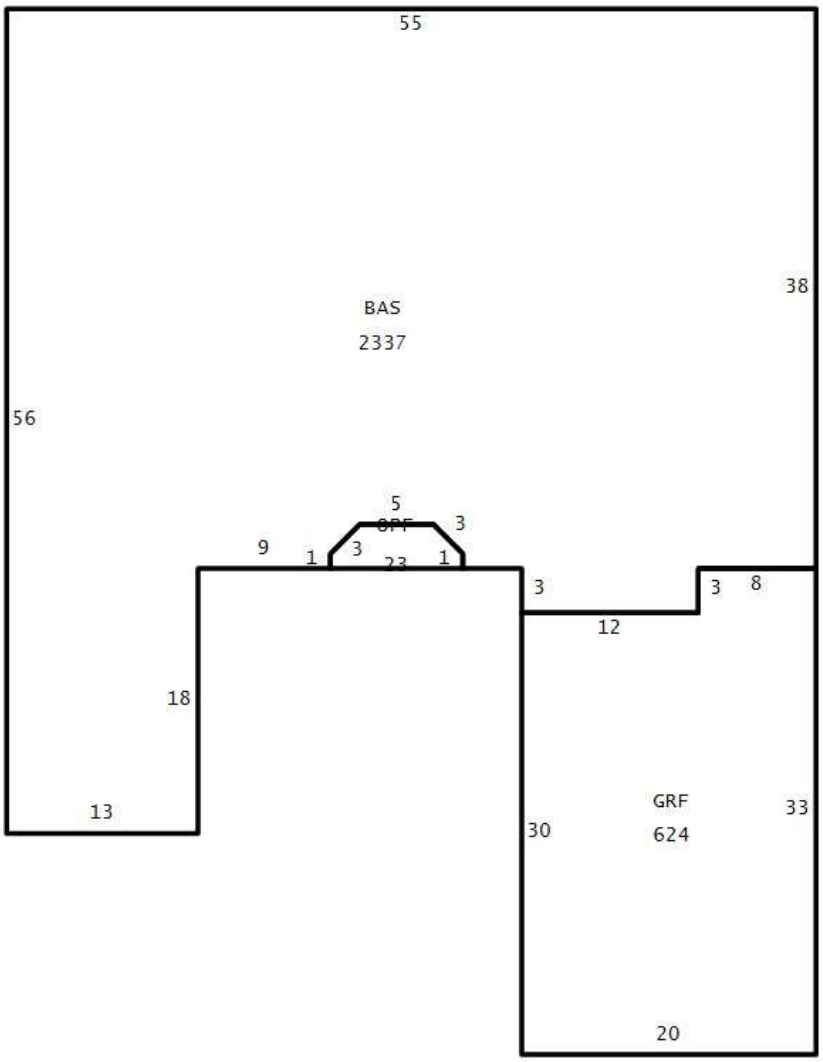
Land Area: ≅ 10,032 sf | ≅ 0.23 acres	Frontage and/or View: Canal/River	Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	83x120	$9,500	83.00	FF	.8303	$654,692

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	1964
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Upgrade
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	7
Effective Age	34

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	2,337	2,337
Garage (GRF)	0	624
Open Porch (OPF)	0	23
Total Area SF	**2,337**	**2,984**



2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	$62.00	216.0	$13,392	$5,357	1964
PATIO/DECK	$28.00	515.0	$14,420	$5,768	1999
POOL	$30,000.00	1	$30,000	$12,000	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-012591-2025	ADDITION/REMODEL/RENOVATION	01/12/2026	$121,000
BLDR-006273-2023	WINDOWS/DOORS	09/07/2023	$4,468
9900437	ADDITION/REMODEL/RENOVATION	04/12/1999	$2,000
9801110	ADDITION/REMODEL/RENOVATION	10/02/1998	$40,000

Adam Ross, Pinellas County Tax Collector

PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | https://pinellastaxcollector.gov

2026 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **https://pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.5% convenience fee

If Paid By	November 30, 2026	December 31, 2026	January 31, 2027	February 28, 2027	March 31, 2027
Please Pay	10,356.82	10,464.70	10,572.58	10,680.47	10,788.35

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R153486		TI

PARCEL NO.: 14/31/15/13284/012/0010
SITE ADDRESS: 425 CAPRI BLVD TREASURE ISLAND
LEGAL:
CAPRI ISLE SUB BLK L, LOT 1

SKYVIEW HEIGHTS 114 LLC
7918 EL CAJON BLVD STE N266
LA MESA CA 91942-6719

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.4989	655,532	0	655,532	2,949.17
HEALTH DEPARTMENT	0.0713	655,532	0	655,532	46.74
EMS	0.8050	655,532	0	655,532	527.70
SCHOOL-STATE LAW	3.0250	655,532	0	655,532	1,982.98
SCHOOL-LOCAL BD.	3.2480	655,532	0	655,532	2,129.17
SW FLA WTR MGMT.	0.1831	655,532	0	655,532	120.03
PINELLAS COUNTY PLN.CNCL.	0.0171	655,532	0	655,532	11.21
JUVENILE WELFARE BOARD	0.8168	655,532	0	655,532	535.44
TREASURE ISLAND	3.7922	655,532	0	655,532	2,485.91

TOTAL MILLAGE	16.4574	GROSS AD VALOREM TAXES	$10,788.35

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT

	GROSS NON-AD VALOREM ASSESSMENTS	$0.00
CERTIFIED FUNDS OR CASH REQUIRED FOR DELINQUENT TAXES	COMBINED GROSS TAXES AND ASSESSMENTS	$10,788.35

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

Pay in U.S. funds to **Pinellas County Tax Collector**
PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | https://pinellastaxcollector.gov

2026 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **https://pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.5% convenience fee

If Paid By	November 30, 2026	December 31, 2026	January 31, 2027	February 28, 2027	March 31, 2027
Please Pay	10,356.82	10,464.70	10,572.58	10,680.47	10,788.35

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R153486		TI

PARCEL NO.: 14/31/15/13284/012/0010
SITE ADDRESS: 425 CAPRI BLVD TREASURE ISLAND
LEGAL:
CAPRI ISLE SUB BLK L, LOT 1

SKYVIEW HEIGHTS 114 LLC
7918 EL CAJON BLVD STE N266
LA MESA CA 91942-6719

CERTIFIED FUNDS OR CASH REQUIRED FOR DELINQUENT TAXES

CODE BOARD MEETING

CITY OF TREASURE ISLAND

COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: CEB #: PROPMAINT-007284-2026
City of Treasure Island v. SKYVIEW HEIGHTS 114 LLC
425 Capri Blvd

Action Request: N/A

Strategic Objective: N/A

Date: November 18th, 2026

Prepared By: Anna Bartenstein

Through: James Dixon, Code Enforcement Supervisor
Sergio Purrinos, Community Development Director

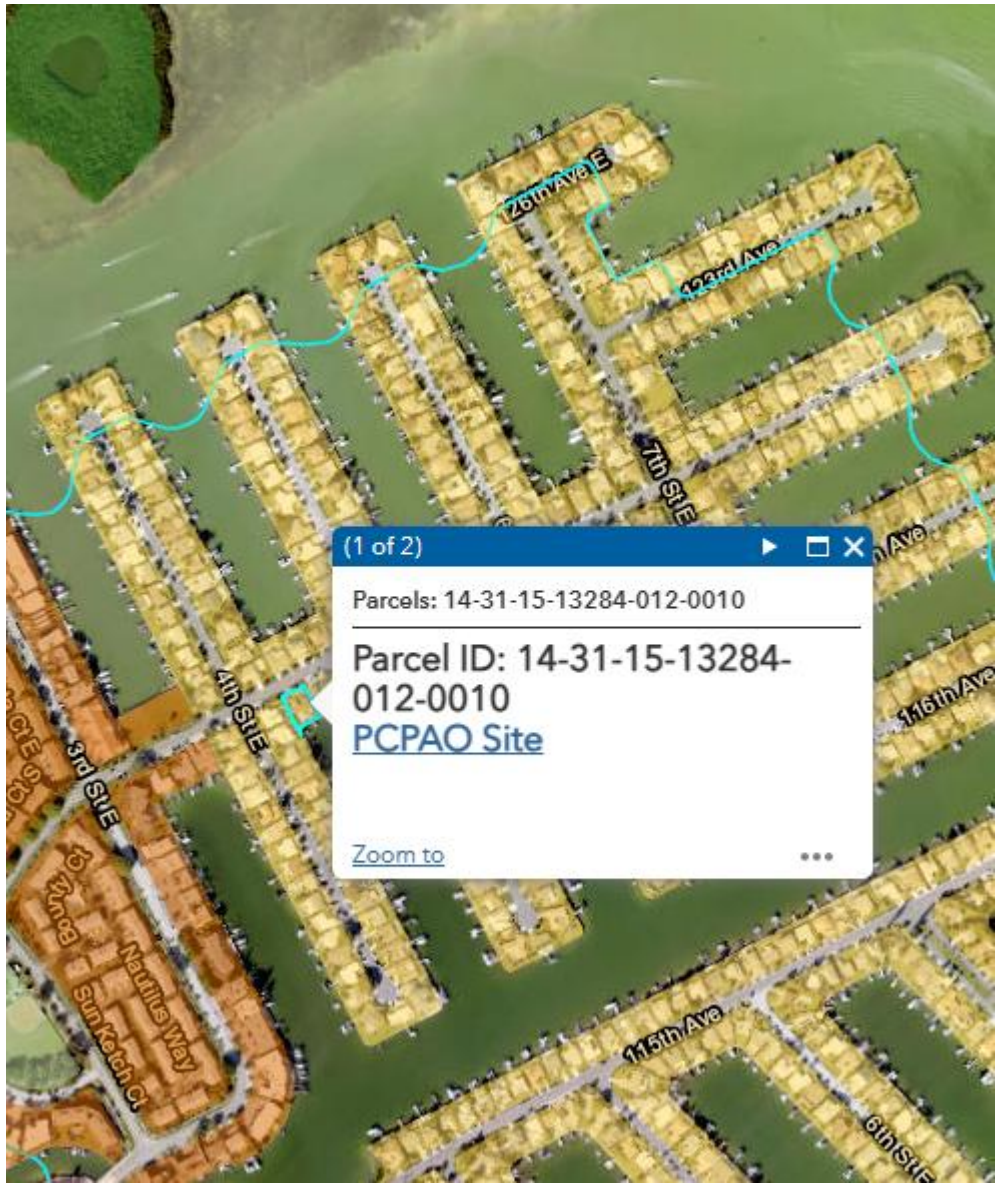
Summary of Issue: First Hearing

Attachments:

1. Notice of Violation/Affidavit/Photos
2. Notice of Hearing/Affidavit/Photos
3. Supplementary Evidence

Zoning Map


BLVD
83
84
83
120
2
1
140
80
84
36
120
35


126th Ave E
123rd Ave
7th St E
(1 of 2)
Parcels: 14-31-15-13284-012-0010
Parcel ID: 14-31-15-13284-012-0010
PCPAO Site
Zoom to
4th St E
3rd St E
Nautilus Way
Sun Ketch Ct
115th Ave
116th Ave

Code Sections

- Sec. 18-37 – Unhealthful accumulations and excessive vegetation growth declared public nuisance.
- Sec. 68-495 – Minimum property standards

Courtesy Notice

- Complaints on 8/18/2026 & 8/21/2026
- Courtesy notice sent 8/24/2026

Notice of Violation

- NOV for PROPMAINT-007284-2026 posted and mailed to addresses on 10/1/2026
- Affidavit of Service
- Sec.18-37, Sec. 68-495
- Pictures


Oct 1, 2026 at 2:17:26 PM
420 Capri Blvd
Treasure Island FL 33706
United States

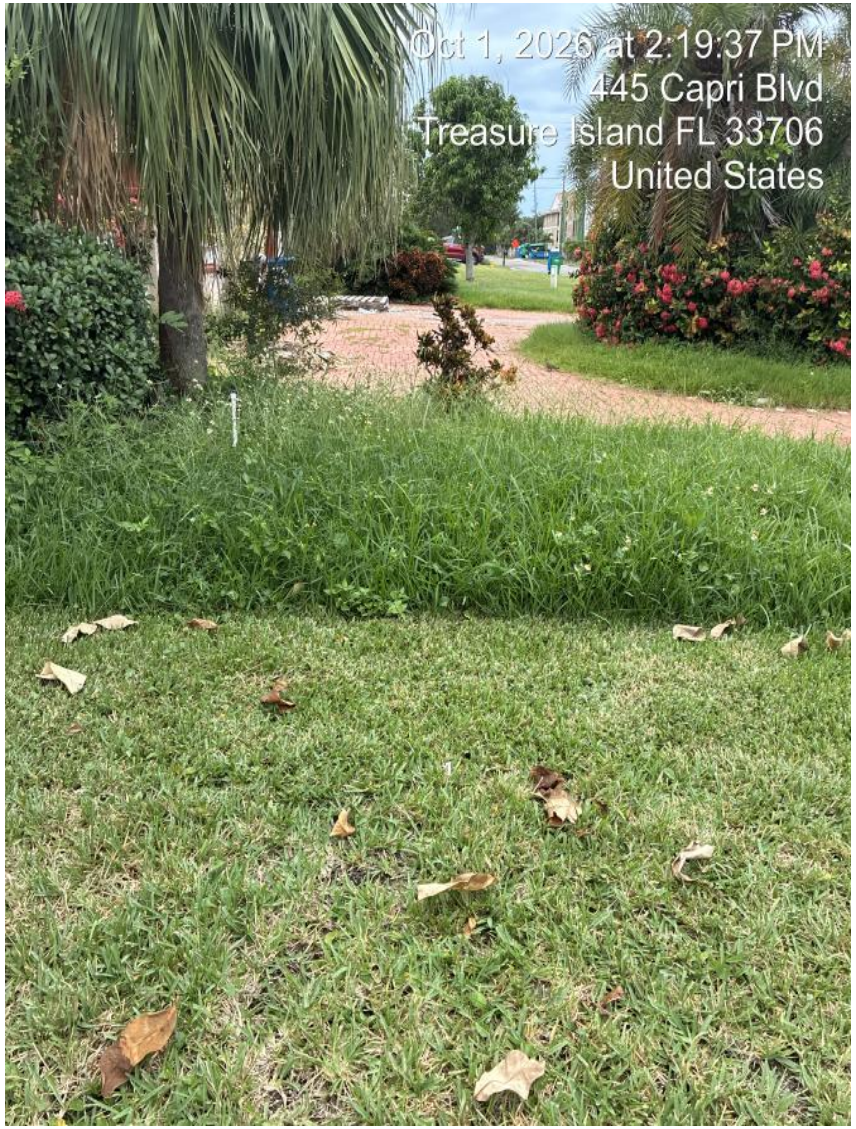

Oct 1, 2026 at 2:17:50 PM
425 Capri Blvd
Treasure Island FL 33706
United States


Oct 1, 2026 at 2:17:52 PM
425 Capri Blvd
Treasure Island FL 33706
United States

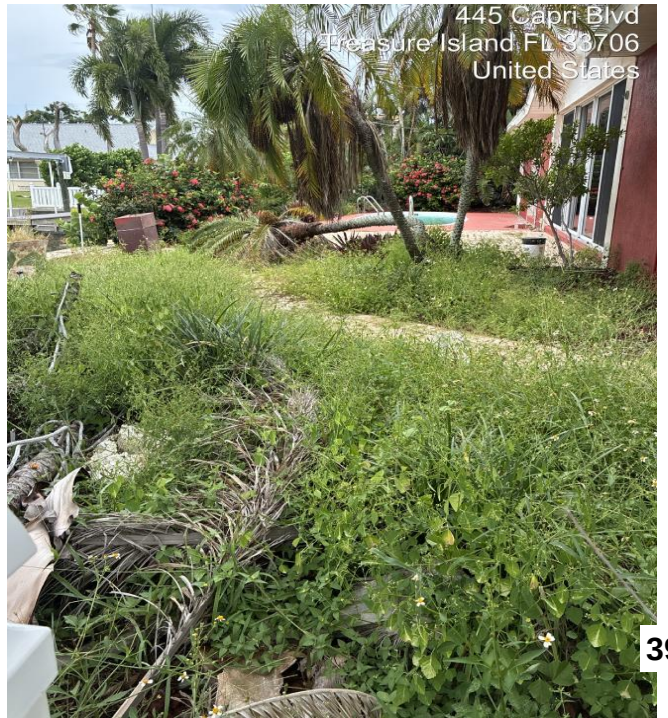

Oct 1, 2026 at 2:17:57 PM
425 Capri Blvd
Treasure Island FL 33706
United States


Oct 1, 2026 at 2:17:59 PM
425 Capri Blvd
Treasure Island FL 33706
United States


Oct 1, 2026 at 2:18:34 PM
425 Capri Blvd
Treasure Island FL 33706
United States


Oct 1, 2026 at 2:19:37 PM
445 Capri Blvd
Treasure Island FL 33706
United States


Oct 1, 2026 at 2:20:15 PM
445 Capri Blvd
Treasure Island FL 33706
United States

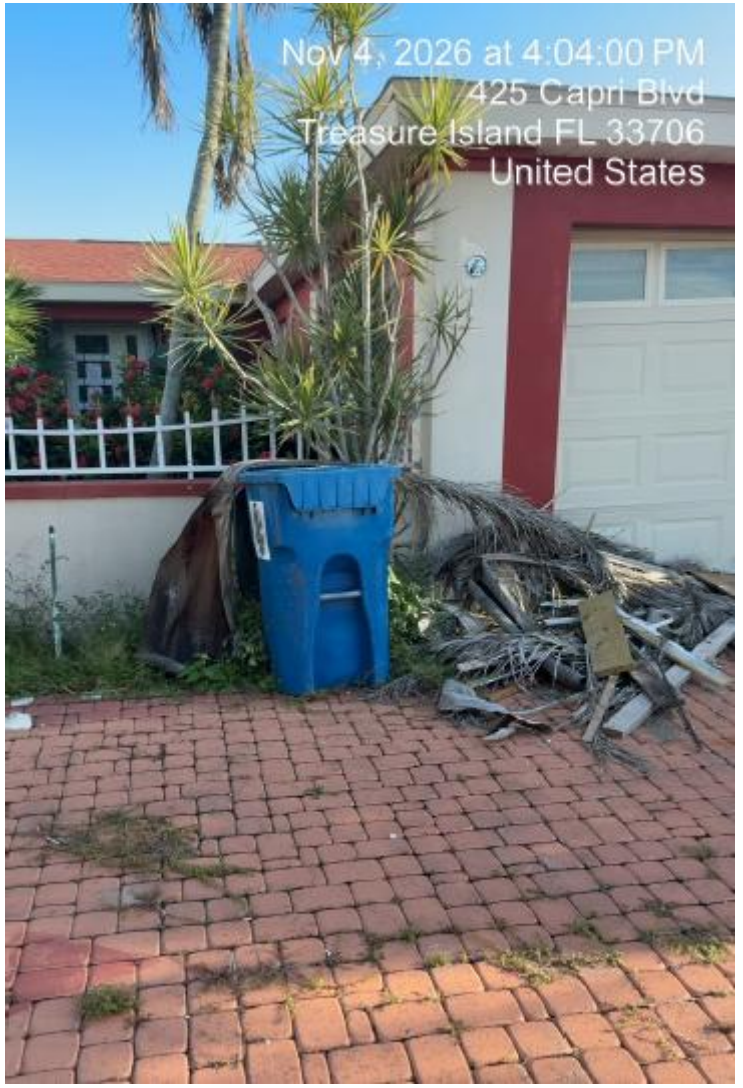

445 Capri Blvd
Treasure Island FL 33706
United States

Notice of Hearing

- NOH for PROPMAINT-007284-2026 posted and mailed to addresses on 11/4/2026
- Proof of Property Ownership
  - PCPAO
  - Tax Collector
- Affidavit of Service
- Sec.18-37, Sec. 68-495
- Pictures


Nov 4, 2026 at 4:03:29 PM
420 Capri Blvd
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:03:59 PM
425 Capri Blvd
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:04:00 PM
425 Capri Blvd
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:04:20 PM
425 Capri Blvd
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:04:30 PM
425 Capri Blvd
Treasure Island FL 33706
United States


Nov 4, 2026 at 4:04:22 PM
425 Capri Blvd
Treasure Island FL 33706
United States

Staff Recommendation

- Staff recommend the property owner be found as a First-Time Violator of Section 18-37 and Section 68-495 and required to complete the following steps within 14 days. The steps required to correct the violations include:
  - Trim grass and weeds
  - Remove fallen trees
  - Remove and clean up all junk, trash, and debris in driveway
  - Repair broken garage door

Proposed Motion

- In the case PROPMAINT-007284-2026, 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 114 LLC, is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37 and Section 68-495 and is ordered to trim grass/weeds, remove fallen trees, Remove and clean up all junk, trash, and debris in driveway, and repair broken garage door. If the above corrective action is not accomplished by 12:00 AM on December 2nd, 2026, a return hearing notice will be posted, and the case will be brought back to the following hearing for further determination.
- Upon complying with said sections of the code, the Respondent shall notify the Community Development Department.

AGENDA ITEM NO. VII.6

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE:	November 18, 2026
SUBMITTED BY:	Anna Bartenstein, Community Development
ITEM TYPE:	CEB Exhibit
AGENDA SECTION:	**NEW BUSINESS**
SUBJECT:	LANDSCAPE-007444-2026 & FLOOD-007225-2026 11220 9TH STREET E SKYVIEW HEIGHTS 210 LLC

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:

1. Evidentiary Fact Sheet.pdf
2. Sec 18-37.pdf
3. Sec 68-495.pdf
4. Sec 66-104.1.pdf
5. Email from county.pdf
6. Complaint.pdf
7. NOV LANDSCAPE-007444-2026 FLOOD-007225-2026 (11220 9th St E, FL 33706).pdf
8. Affidavit of Service NOV LANDSCAPE-007444-2026 FLOOD-007225-2026 (11220 9th St E, FL 33706).pdf
9. NOV posting photos 10.6.26.pdf
10. NOH LANDSCAPE-007444-2026 FLOOD-007225-2026 (11220 9th St E, FL 33706).pdf
11. Affidavit of Service NOH LANDSCAPE-007444-2026 FLOOD-007225-2026 (11220 9th St E, FL 33706).pdf

12. NOH posting photos 11.3.26.pdf
13. PCPAO.pdf
14. Tax Bill 2026.pdf
11220 9th St CEB Presentation.pdf

City of Treasure Island, Florida

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

Code Enforcement Board
Evidentiary Fact Sheet
Case # **FLOOD-007225-2026 & LANDSCAPE-007444-2026**

1. Address of Violation:
   11220 9th Street E
2. Property Description:

   Section A- Description of the Property
   Address of Violation: 11220 9th St E
   Property Description: 0110 Single Family Home
   Zoning District: RU-75
   Parcel #: 23-31-15-43506-007-0180
   Legal Description: ISLE OF PALMS 2ND ADD BLK 7, LOT 18

3. Description of Violations
   - Overgrown grass and weeds
   - Dock demolished without a permit

4. Code Provisions Violated
   - Sec. 18-37 – Unhealthful accumulations and excessive vegetation growth declared public nuisance.
   - Sec. 68-495 – Minimum property standards
   - Sec. 66-104.1 - Permits required.

5. Staff Actions
   a. Courtesy Notice 8.21.26
      i. Complaint 7.27.26
      ii. Complaint 10.5.26
   b. Notice of Violation-10.6.26
      i. Pictures from posting
      ii. Affidavit of Service
   c. Notice of Hearing-11.3.26
      i. Pictures from posting
      ii. Affidavit of Service
      iii. Proof of Property Ownership
         - PCPAO Printout
         - Pinellas County Tax Collector

6. Staff Recommendation

   Staff recommend the property owner be found as a First-Time Violator of Section 18-37, Section 68-495, and Section 66-104.1 and required to complete the following steps within 14 days. The steps required to correct the violations include:

   - Trim grass and weeds
   - Apply for and obtain permit for demolished dock

7. Proposed Motion

In the case FLOOD-007225-2026 & LANDSCAPE-007444-2026, 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 210 LLC, is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37, Section 68-495, and Section 66-104.1 and is ordered to trim grass/weeds and apply for and obtain a permit for demolished dock. If the above corrective action is not accomplished by 12:00 AM on December 2nd, 2026, a return hearing notice will be posted, and the case will be brought back to the following hearing for further determination.

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

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

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

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

(Code 1985, § 10-111(a), (b))

Sec. 68-495. - Minimum property standards.

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

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

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

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

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

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

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

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

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

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

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

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

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

a.

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)

Outlook

11220 9th St E dock construction

From Fisk, Brad <BFisk@pinellas.gov>
Date Mon 7/27/2026 11:12 AM
To Bartenstein, Anna <abartenstein@mytreasureisland.org>

1 attachment (6 MB)
11220 9th St e site visit photos.pdf;

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

Good morning Anna,

Thanks for speaking with me this morning. Attached are the photos I took from the neighboring property to the south 11200 9th St E. Hope these help. If you have any questions, feel free to reach out to me.

Take care,

Brad Fisk
Marine Construction Inspector 2
Pinellas County Department of Public Works Division of Environmental Management
(727)464-3770
bfisk@pinellas.gov

Pinellas County

Pinellas.gov

All government correspondence is subjected to public records laws.

Outlook

Re: 11245 9th St E / Vacant Lot

From Victoria Wassmer <vjourd@me.com>
Date Mon 10/5/2026 10:05 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!

Thank you!

Warm Regards,
Victoria Wassmer, Realtor



13799 Park Blvd #198
Seminole FL 33776
Mobile: (813) 545-2261
http://www.TampaBayCoastalProperties.com

> On Oct 5, 2026, at 8:47 AM, Bartenstein, Anna <abartenstein@mytreasureisland.org> wrote:
>
> Good morning,
>
> Thank you for bringing this to our attention. Since the property owners already received a courtesy notice, a notice of violation will be issued to the property owner for the landscaping and another issue the City has with the permit.
>
> Please let me know if you have any questions or concerns.
>
> **Anna Bartenstein**
> Code Compliance Inspector/Sustainability Coordinator
> 10451 Gulf Blvd
> Treasure Island, Florida 33706
> 727-486-8070
> <Outlook-tsasohnm.png>
~~~

All government correspondence is subject to public records law.

From: Victoria Wassmer <vjourd@me.com>
Sent: Sunday, October 4, 2026 4:28 PM
To: Bartenstein, Anna <abartenstein@mytreasureisland.org>
Subject: Re: 11245 9th St E / Vacant Lot

Anna.

The lot across the street at 11220 9th is still over grown & has vegetation covering the gutter…. There is also a large debris container sitting out front that is probably collecting water. There hasn't been any construction there in months. Thank you for your help.

Warm Regards,
Victoria Wassmer, Realtor

<image002-1.png>

13799 Park Blvd #198
Seminole FL 33776
Mobile: (813) 545-2261
http://www.TampaBayCoastalProperties.com

On Aug 31, 2026, at 3:36 PM, Victoria Wassmer <vjourd@me.com> wrote:

Thank you Anna.

The lot across the street at 11220 9th is also quite over grown & has vegetation covering the gutter….

Warm Regards,
Victoria Wassmer, Realtor

<image002-1.png>

13799 Park Blvd #198
Seminole FL 33776
Mobile: (813) 545-2261
http://www.TampaBayCoastalProperties.com

On Aug 31, 2026, at 3:29 PM, Bartenstein, Anna <abartenstein@mytreasureisland.org> wrote:

Hi there,

Thank you for reaching out. I have contacted the property owner and asked for landscaping to be scheduled.

I will follow up in a week if no action is taken from the owner.

From: Victoria Wassmer <vjourd@me.com>
Sent: Friday, August 28, 2026 3:54 PM
To: Codes <Codes@MyTreasureIsland.Org>
Subject: Re: 11245 9th St E / Vacant Lot

Hello.

Once again the vacant lot next door to me needs to be mowed. It has not been mowed in the past 6 weeks & is knee deep with all of the rain. Can you issue a citation to motivate them to maintain their property? Thank you!

Warm Regards,
Victoria Wassmer, Realtor

<Outlook-image002-1.png>

13799 Park Blvd #198
Seminole FL 33776
Mobile: (813) 545-2261
http://www.TampaBayCoastalProperties.com

> On Jul 6, 2026, at 9:11 AM, Victoria Wassmer <vjourd@me.com> wrote:
>
> Good morning,
>
> I live next to a vacant lot at 11245 9th St E. It's overgrown, breeding mosquitoes, and filling the gutter with dirt. I've cleaned the gutter and mowed my fence line, but I shouldn't have to maintain the property for the owner. Both my neighbor and I have contacted the listing agent, the owner's son, but they haven't done anything. Can you issue a citation to motivate them to maintain their property?
> Thank you for your help.
>
> Warm Regards,
> Victoria Wassmer, Realtor
>
> <image002-1.png>
>
> 13799 Park Blvd #198
> Seminole FL 33776
> Mobile: (813) 545-2261
> http://www.TampaBayCoastalProperties.com

City of Treasure Island, Florida

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

City of Treasure Island, Florida
Code Enforcement
Case No: FLOOD-007225-2026 & LANDSCAPE-007444-2026

October 6, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SKYVIEW HEIGHTS 210 LLC
11220 9TH ST E
Treasure Island FL 33706

Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942

SKYVIEW HEIGHTS 210 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN, WY 82801

SKYVIEW HEIGHTS 210 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v SKYVIEW HEIGHTS 210 LLC

Dear SKYVIEW HEIGHTS 210 LLC,

Please be advised that your property located at 11220 9TH ST E, Treasure Island, FL 33706, is in violation of Section 18-37, 68-495, and 66-104.1 of the City of Treasure Island Code of Ordinances and of the Florida Building Code. This notice is issued under Chapter 18, Article II, as amended by Ordinances 2025-33 and 2026-14, and under the City's code enforcement procedures.

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: 11220 9th St E
Property Description: 0110 Single Family Home

Zoning District: RU-75
Parcel #: 23-31-15-43506-007-0180
Legal Description: ISLE OF PALMS 2ND ADD BLK 7, LOT 18

Section B-Description of Violations

- Overgrown grass and weeds
- Dock demolished without a permit

Section C- Code Provisions Violated
Sec. 18-37 – Unhealthful accumulations and excessive vegetation growth declared public nuisance.

Sec. 68-495 – Minimum property standards

Sec. 66-104.1 - Permits required.

Section D- Corrective Action Due by: 12:00 AM on October 20, 2026

- **Trim grass and weeds**
- **Apply for and obtain an after-the-fact permit for dock that was demolished.**

If you fail to remedy the violation or authorize the City to do so within the specified timeframe:

1. The City may proceed to abate the nuisance under Sec. 18-38(b), which may include contracting for lawn maintenance services.
2. You may be invoiced for the direct costs of abatement, plus an administrative fee of $100.00, and any costs associated with preparing and recording a lien against the property.
3. If the invoice is not paid within ten (10) days of mailing, the unpaid amount (including administrative fee and lien costs) will become a lien on the property, recorded with the Clerk of the Circuit Court of Pinellas County. This lien will accrue interest at the legal rate until paid in full and may be foreclosed upon as provided by law.
4. Failure to pay the invoiced costs will also constitute a separate violation of this Article, subject to further enforcement under Chapter 162, Florida Statutes.

Section E-Appeal Rights:

- Pre-Abatement Appeal: If you dispute the existence of the violation, you may appeal to the City's Code Enforcement Board/Special Magistrate by submitting a written request to the City Clerk at 10451 Gulf Blvd. Treasure Island FL 33706 within ten (10) days from the date of this Notice. Your request must include the property address, Parcel ID, your contact information, and the specific issues being appealed. A timely appeal will stay the

City's abatement action pending the Board's order, unless the City Manager determines there is an imminent threat to health, safety, or welfare requiring summary abatement.

- Post-Abatement Appeal: If the City abates the nuisance and issues an invoice, you may appeal the existence of the violation (if no pre-abatement appeal was filed) and/or the necessity, scope, accuracy, or reasonableness of the costs and administrative fee within fifteen (15) days of the invoice date. A timely appeal will stay lien recordation, with interest accruing as provided by law.
  Hearings will be conducted pursuant to Chapter 162, Florida Statutes, with at least ten (10) days' notice provided by first-class mail to the address on the property appraiser's roll and by posting on the property.

If the corrective action set forth above is not taken by 12:00 AM on October 20, 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

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:

I hereby certify that a copy of the Notice of Violation was served on October 6th, 2026 by Anna Bartenstein via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to: SKYVIEW HEIGHTS 210 LLC, 12200 9th St E, Treasure Island, FL 33706 9214 8902 9562 6590 1623 6494 20, SKYVIEW HEIGHTS 210 LLC, 1309 Coffeen Ave Ste 1200 Sheridan WY 82801-5777 9214 8902 9562 6590 1623 6496 80 & Mitchell Pomeroy 7918 El Cajon Blvd Ste N266 La Mesa CA 91942 9214 8902 9562 6590 1623 6497 89 & SKYVIEW HEIGHTS 210 LLC 94 Pine Needle Trace Monticello FL 32344 9214 8902 9562 6590 1623 6497 41 & Mitchell Pomeroy 94 Pine Needle Trace Monticello FL 32344 9214 8902 9562 6590 1623 6498 57 & Haley R Long 94 Pine Needle Trace Monticello FL 32344 and 9214 8902 9562 6590 1623 6499 63 & Tallahassee Courier Services LLC, 94 Pine Needle Trace Monticello FL 32344, 9214 8902 9562 6590 1623 6500 06

x Posting on the property at: 12200 9th 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 6th day of October, 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.

Notary Public

Oct 6, 2026 at 4:13:05 PM
11245 Ninth St E
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: FLOOD-007225-2026 & LANDSCAPE-007444-2026

October 6, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SKYVIEW HEIGHTS 210 LLC
11220 9TH ST E
Treasure Island FL 33706

Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942

SKYVIEW HEIGHTS 210 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN, WY 82801

SKYVIEW HEIGHTS 210 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v SKYVIEW HEIGHTS 210 LLC

Dear SKYVIEW HEIGHTS 210 LLC,

Please be advised that your property located at 11220 9TH ST E, Treasure Island, FL 33706, is in violation of Section 18-37, 68-495, and 66-104.1 of the City of Treasure Island Code of Ordinances and of the Florida Building Code. This notice is issued under Chapter 18, Article II, as amended by Ordinances 2025-33 and 2026-14, and under the City's code enforcement procedures.

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: 11220 9th St E
Property Description: 0110 Single Family Home

Oct 7, 2026 at 10:01:26 AM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

PLAT BK 2/24

Section B-Description of Violations

meet the standards for lighting during

Section C- Code Provisions Violated

Sec. 72-163. - Standards for lighting.

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: FLOOD-007225-2026 & LANDSCAPE-007444-2026

October 6, 2026

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SKYVIEW HEIGHTS 210 LLC
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Treasure Island FL 33706

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La Mesa, CA 91942

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SHERIDAN, WY 82801

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Monticello, FL 32344

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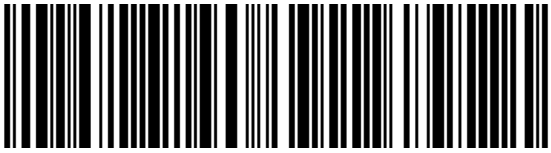
Property Description: 0110 Single Family Home

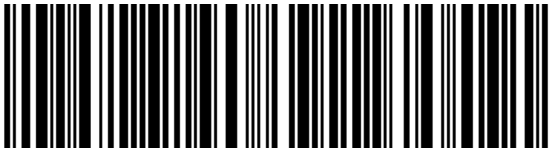
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 6494 20

SKYVIEW HEIGHTS 210 LLC
11220 9th St E
Treasure Island FL 33706

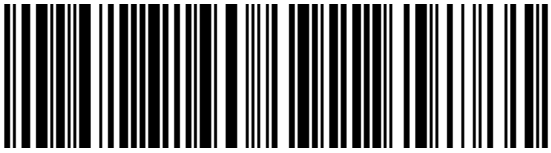
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 6496 80

SKYVIEW HEIGHTS 210 LLC
1309 Coffee Ave STE 1200
Sheridan WY 82801

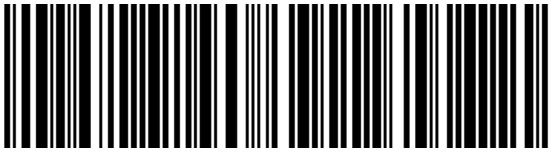
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 6497 41

SKYVIEW HEIGHTS 210 LLC
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

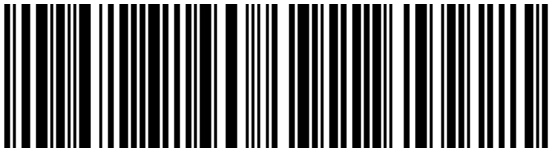
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 6497 89

Mitchell Pomeroy
7918 El Cajon Blvd STE N266
La Mesa CA 91942

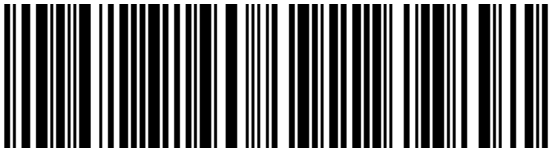
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 6498 57

Mitchell Pomeroy
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

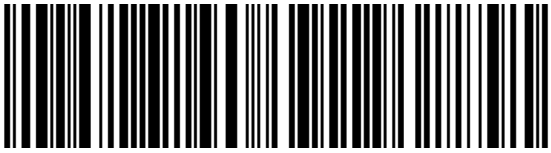
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 6499 63

Haley R Long
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

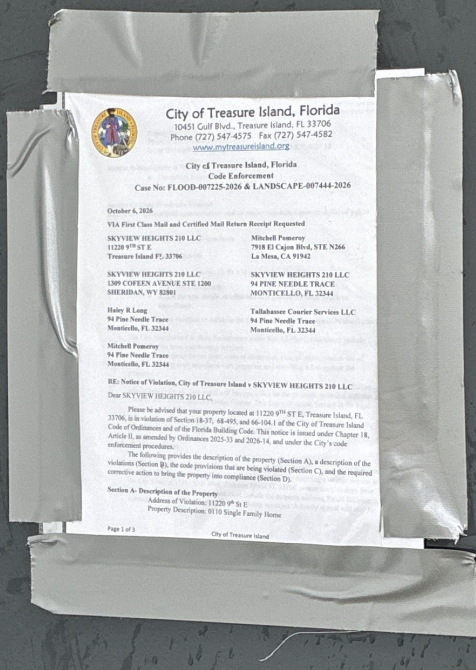
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1623 6500 06

Tallahassee Courier Services LLC
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

Oct 6, 2026 at 4:13:05 PM
11245 Ninth St E
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: FLOOD-007225-2026 & LANDSCAPE-007444-2026

October 6, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SKYVIEW HEIGHTS 210 LLC
11220 9TH ST E
Treasure Island FL 33706

Mitchell Pomeroy
7910 El Cajon Blvd, STE N266
La Mesa, CA 91942

SKYVIEW HEIGHTS 210 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN, WY 82801

SKYVIEW HEIGHTS 210 LLC
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Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v SKYVIEW HEIGHTS 210 LLC

Dear SKYVIEW HEIGHTS 210 LLC,

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Section A- Description of the Property

Address of Violation: 11220 9th St E
Property Description: 0110 Single Family Home

Page 1 of 3 City of Treasure Island

426

Oct 6, 2026 at 4:13:08 PM
11245 Ninth St E
Treasure Island FL 33706
United States

Oct 6, 2026 at 4:13:13 PM
11245 Ninth St E
Treasure Island FL 33706
United States

Oct 6, 2026 at 4:13:24 PM
11220 Ninth St E
Treasure Island FL 33706
United States

Oct 6, 2026 at 4:13:30 PM
11220 Ninth St E
Treasure Island FL 33706
United States

Oct 6, 2026 at 4:13:39 PM
11220 Ninth St E
Treasure Island FL 33706
United States

Oct 6, 2026 at 4:13:40 PM
11220 Ninth St E
Treasure Island FL 33706
United States

Oct 6, 2026 at 4:13:46 PM
11220 Ninth St E
Treasure Island FL 33706
United States

Oct 7, 2026 at 10:01:26 AM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

PLAT BK 2/24

Section B-Description of Violations

meet the standards for lighting during main

Section C- Code Provisions Violated

Sec. 72-163. - Standards for lighting.

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: FLOOD-007225-2026 & LANDSCAPE-007444-2026

October 6, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

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Treasure Island FL 33706

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7918 El Cajon Blvd, STE N266
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Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: Notice of Violation, City of Treasure Island v SKYVIEW HEIGHTS 210 LLC

Dear SKYVIEW HEIGHTS 210 LLC,

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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 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: 11220 9th St E
Property Description: 0110 Single Family Home

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. FLOOD-007225-2026 & LANDSCAPE-007444-2026
Notice Of Hearing
(First Offense)

November 3, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SKYVIEW HEIGHTS 210 LLC
11220 9TH ST E
Treasure Island FL 33706

Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942

SKYVIEW HEIGHTS 210 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN, WY 82801

SKYVIEW HEIGHTS 210 LLC
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Monticello, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: City of Treasure Island v. SKYVIEW HEIGHTS 210 LLC

Dear SKYVIEW HEIGHTS 210 LLC,

On October 6th, 2026, the City provided you with a Notice of Violation for the above referenced property. You were required to correct the violation by October 20th, 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, November 18th, 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

Section A- Description of the Property
Address of Violation: 11220 9th St E
Property Description: 0110 Single Family Home
Zoning District: RU-75
Parcel #: 23-31-15-43506-007-0180
Legal Description: ISLE OF PALMS 2ND ADD BLK 7, LOT 18

Section B-Description of Violations

- Overgrown grass and weeds
- Dock demolished without a permit

Section C- Code Provisions Violated

- **Sec. 18-37 – Unhealthful accumulations and excessive vegetation growth declared public nuisance.**
- **Sec. 68-495 – Minimum property standards**
- **Sec. 66-104.1 - Permits required.**

Section D- Corrective Action

- Trim grass and weeds
- Apply for and obtain an after-the-fact permit for dock that was demolished.

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 November 8th, 2026 to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # FLOOD-007225-2026 & LANDSCAPE-007444-2026"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) working days before the hearing but no later than November 8th, 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. 248.

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

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

If you have any questions regarding the contents of this Notice, please contact this office at (727) 486-8070

For the City,



Anna Bartenstein
Code Compliance Inspector
City of Treasure Island, FL

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

City of Treasure Island, Florida

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

Affidavit of Service
Code Enforcement Case: FLOOD-007225-2026 & LANDSCAPE-007444-2026

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

x First Class Mail and Certified Mail–Return Receipt Requested, sent to: SKYVIEW HEIGHTS 210 LLC, 11220 9th St E, Treasure Island FL 33706 Certified Number 9214 8902 9562 6590 1624 4478 89 & Mitchell Pomeroy, 7918 El Cajon Blvd, La Mesa CA 91942-6719 Certified Number 9214 8902 9562 6590 1624 4479 26 & SKYVIEW HEIGHTS 210 LLC, 1309 COFFEEN AVE STE. 1200 SHERIDAN WY 82801, Certified Number 9214 8902 9562 6590 1622 6617 37 & TALLAHASSEE COURIER SERVICES LLC 94 PINE NEEDLE TRACE MONTICELLO FL 32344 Certified Mail 9214 8902 9562 6590 1624 4480 22, Mitchell Pomeroy, 94 PINE NEEDLE TRACE MONTICELLO FL, 32344 Certified Mail 9214 8902 9562 6590 1624 4480 39, Haley R Long, 94 Pine Needle Trace, FL 32344 Certified Mail 9214 8902 9562 6590 1624 4480 08, SKYVIEW HEIGHTS 210 LLC, 94 Pine Needle Trace, FL 32344 Certified Mail 9214 8902 9562 6590 1624 4479 71

x Posting on the property at: 11220 9th 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 3rd day of November 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

Nov 3, 2026 at 1:46:15 PM
10451 Gulf Blvd
Treasure Island FL 33706
United States
Treasure Island City Hall

- Apply for and obtain required
- Pass all

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. FLOOD-007225-2026 & LANDSCAPE-007444-2026
Notice Of Hearing
(First Offense)

November 3, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

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Treasure Island FL 33706

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Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942

SKYVIEW HEIGHTS 210 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

RE: City of Treasure Island v. SKYVIEW HEIGHTS 210 LLC

Dear SKYVIEW HEIGHTS 210 LLC,

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City of Treasure Island

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. ZONE-007433-2026

Oct 30th, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Martin R Kay
10269 2nd St
Treasure Island Fl 33706

RE: Notice of Violation, City of Treasure Island v. Martin R Kay.

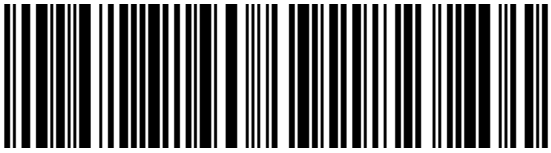
Dear Martin R Kay,

Please be advised that your property located at 10269 2nd St in Treasure Island, Fl is in violation of ARTICLE IV.- Recreational vehicles Sec. 50-102 of the City of Treasure Island Code of Ordinances. The following provides the description of the property (Section A), the code provisions that are being violated (Section B), the code provisions that were being violated (Section C), and corrective action to bring the property into compliance (Section D).

City of Treasure Island

Nov 3, 2026 at 2:20:51 PM
11220 Ninth St E
Treasure Island FL 33706
United States

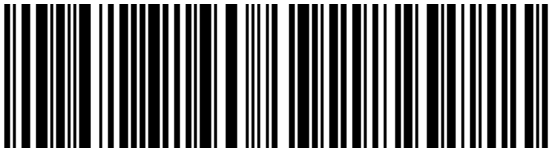
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1624 4478 89

SKYVIEW HEIGHTS 210 LLC
11220 9th Street E
Treasure Island FL 33706

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



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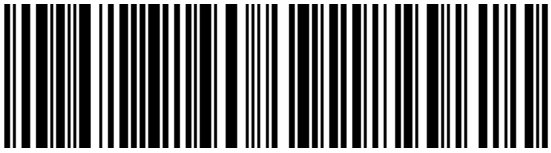
SKYVIEW HEIGHTS 210 LLC
1309 COFFEEN AVE STE 1200
SHERIDAN WY 82801

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



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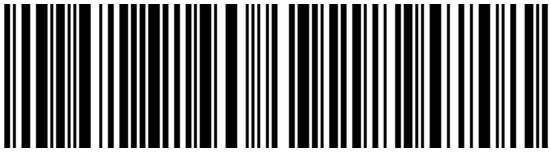
SKYVIEW HEIGHTS 210 LLC
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



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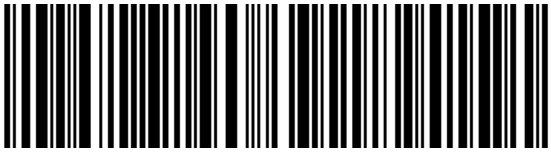
HALEY R LONG
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



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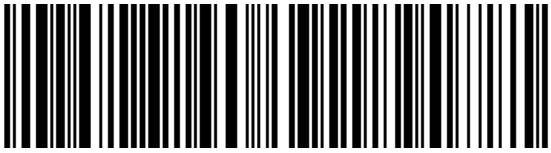
TALLAHASSEE COURIER SERVICES LLC
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



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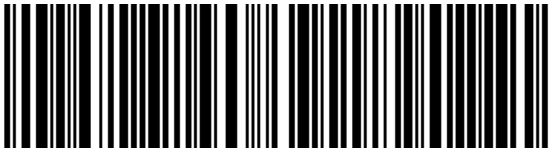
MITCHELL POMEROY
94 PINE NEEDLE TRACE
MONTICELLO FL 32344

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



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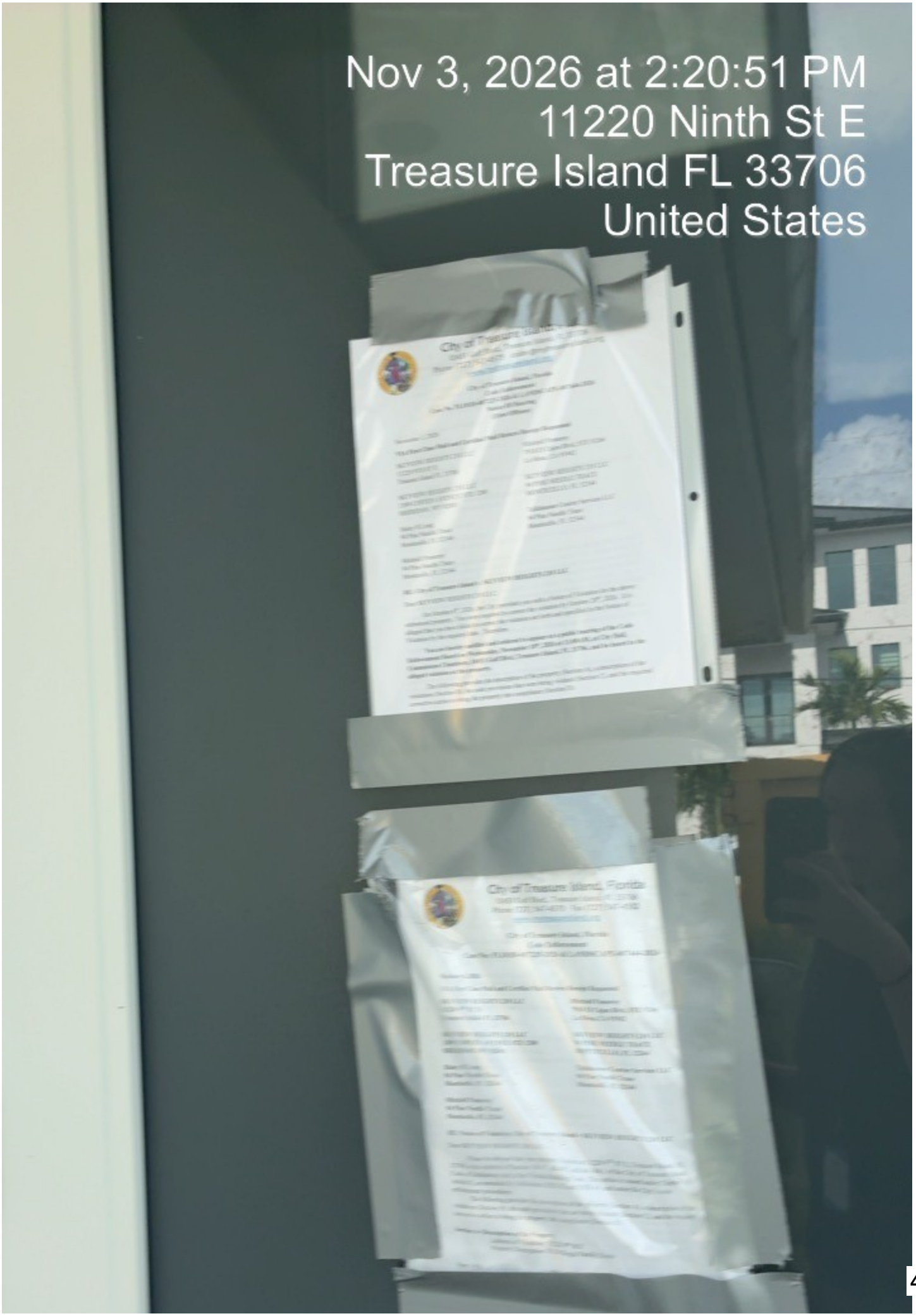
MITCHELL POMEROY
7918 EL CAJON BLVD STE N266
LA MESA CA 91942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11220 Ninth St E
Treasure Island FL 33706
United States

Nov 3, 2026 at 1:46:15 PM
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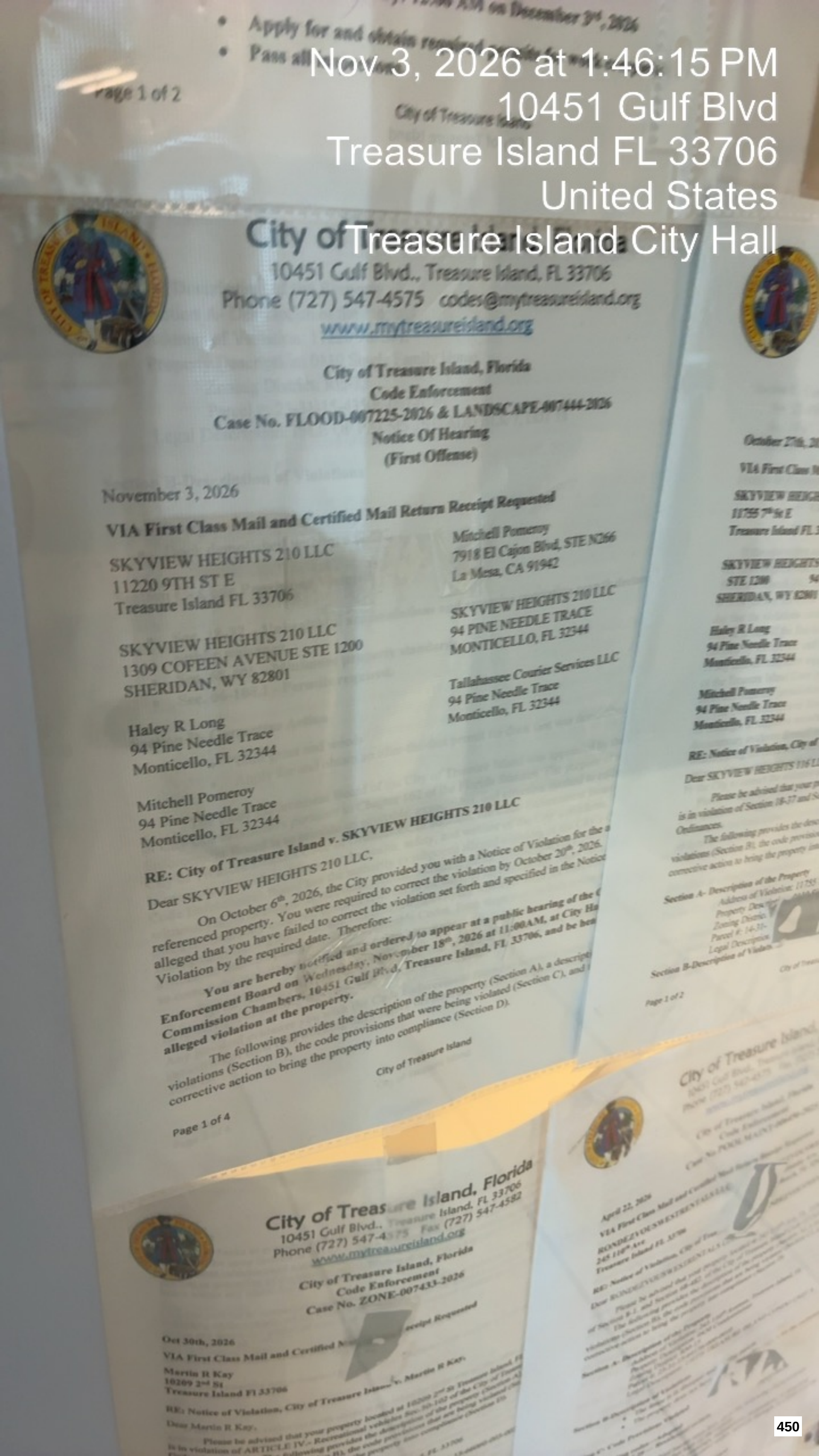
Treasure Island FL 33706
United States
Treasure Island City Hall



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-007225-2026 & LANDSCAPE-007444-2026
Notice Of Hearing
(First Offense)

November 3, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

SKYVIEW HEIGHTS 210 LLC
11220 9TH ST E
Treasure Island FL 33706

SKYVIEW HEIGHTS 210 LLC
1309 COFEEN AVENUE STE 1200
SHERIDAN, WY 82801

Haley R Long
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
7918 El Cajon Blvd, STE N266
La Mesa, CA 91942

SKYVIEW HEIGHTS 210 LLC
94 PINE NEEDLE TRACE
MONTICELLO, FL 32344

Tallahassee Courier Services LLC
94 Pine Needle Trace
Monticello, FL 32344

Mitchell Pomeroy
94 Pine Needle Trace
Monticello, FL 32344

RE: City of Treasure Island v. SKYVIEW HEIGHTS 210 LLC

Dear SKYVIEW HEIGHTS 210 LLC,

On October 6th, 2026, the City provided you with a Notice of Violation for the a referenced property. You were required to correct the violation by October 20th, 2026. alleged that you have failed to correct the violation set forth and specified in the Notice Violation by the required date. Therefore:

You are hereby notified and ordered to appear at a public hearing of the C Enforcement Board on Wednesday, November 18th, 2026 at 11:00AM, at City Ha Commission Chambers, 10451 Gulf Blvd, Treasure Island, FL 33706, and be hea alleged violation at the property.

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

City of Treasure Island

Page 1 of 4

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

City of Treasure Island, Florida
Code Enforcement
Case No. ZONE-007433-2026

Oct 30th, 2026

VIA First Class Mail and Certified M... Receipt Requested

Martin R Kay
10209 2nd St
Treasure Island Fl 33706

RE: Notice of Violation, City of Treasure Island v. Martin R Kay.

Dear Martin R Kay,

Please be advised that your property located at 10209 2nd St Treasure Island, Fl is in violation of ARTICLE IV.- Recreational vehicles Sec. 50-102 of the City of Treasure Island, Fl. ... following provides the description of the property (Section A), ... the code provisions that are being violated (Section B), the code provisions that were being violated (Section C), and ... property into compliance (Section D).

City of Treasure Island

Page 1 of 2


Nov 3, 2026 at 2:20:12 PM
11220 Ninth St E
Treasure Island FL 33706
United States
APC


Nov 3, 2026 at 2:20:00 PM
11220 Ninth St E
Treasure Island FL 33706
United States


Nov 3, 2026 at 2:20:12 PM
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United States


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Treasure Island FL 33706
United States
727 322 4617

Nov 10, 2026 at 2:20:36 PM
11200 Ninth St E
Treasure Island FL 33706
United States

Nov 10, 2026 at 2:20:38 PM
11200 Ninth St E
Treasure Island FL 33706
United States


Nov 10, 2026 at 2:20:46 PM
11200 Ninth St E
Treasure Island FL 33706
United States

Parcel Summary (as of 09-Nov-2026)

Parcel Number

23-31-15-43506-007-0180

Owner Name
SKYVIEW HEIGHTS 210 LLC

Property Use
0110 Single Family Home

Site Address
11220 9TH ST E
TREASURE ISLAND, FL 33706

Mailing Address
7918 EL CAJON BLVD STE N266
LA MESA, CA 91942-6719

Legal Description
ISLE OF PALMS 2ND ADD BLK 7, LOT 18

Current Tax District
TREASURE ISLAND (TI)

Year Built
1960

Living SF	Gross SF	Living Units	Buildings
1,748	2,484	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
23341/0520	$728,500	279.05	A	Current FEMA Maps	Check for EC	Zoning Map	39/28

2026 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$617,742	$617,742	$617,742	$617,742	$617,742

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	$604,608	$604,608	$604,608	$604,608	$604,608
2024	N	$996,355	$704,582	$699,582	$991,355	$699,582
2023	N	$915,226	$640,529	$640,529	$915,226	$640,529
2022	N	$798,040	$582,299	$582,299	$798,040	$582,299
2021	N	$529,363	$529,363	$529,363	$529,363	$529,363

2026 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	2026 Millage Rate	Tax District
View 2026 Tax Bill	16.4574	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
16-Oct-2025	$985,000	U	I	FALLEGUR HOMES LLC	SKYVIEW HEIGHTS 210 LLC	23341/0520
16-Oct-2025	$787,000	Q	I	GAYTON EDWARD III J III	FALLEGUR HOMES LLC	23336/0664
22-Nov-2024	$0	U	I	GAYTON EDWARD J JR EST	GAYTON EDWARD J III	22984/1155
28-Jun-2001	$165,000	U	I	BUTLER JEROME J JR	GAYTON, EDWARD J JR	11449/1881
31-Dec-1979	$94,000	Q				04927/0268

2026 Land Information

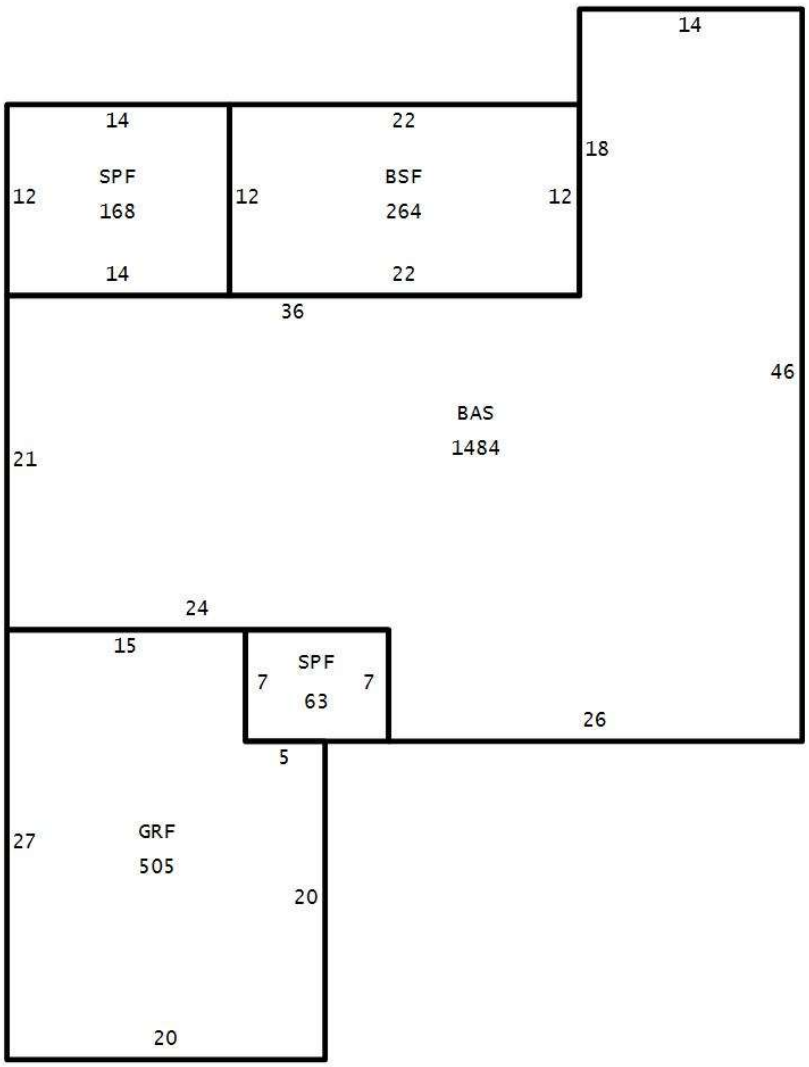
Land Area: ≅ 8,398 sf | ≅ 0.19 acres	Frontage and/or View: Canal/River	Seawall: Yes

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

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Concrete Tile/Metal
Year Built	1960
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	54

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,484	1,484
Base Semi-finished (BSF)	264	264
Garage (GRF)	0	505
Screen Porch (SPF)	0	231
Total Area SF	**1,748**	**2,484**



2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
DOCK	0.00	224.0	$0	$0	1999
ENCLOSURE	0.00	842.0	$0	$0	1970
PATIO/DECK	$15.00	336.0	$5,040	$2,016	1990

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-012593-2025	ADDITION/REMODEL/RENOVATION	01/07/2026	$47,950
BLDR-007188-2024	WINDOWS/DOORS	03/25/2024	$4,100
P2713799	DOCK	06/02/1999	$0

Adam Ross, Pinellas County Tax Collector

PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | https://pinellastaxcollector.gov

2026 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **https://pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.5% convenience fee

If Paid By	November 30, 2026	December 31, 2026	January 31, 2027	February 28, 2027	March 31, 2027
Please Pay	9,759.77	9,861.44	9,963.10	10,064.77	10,166.43

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R252411		TI

PARCEL NO.: 23/31/15/43506/007/0180
SITE ADDRESS: 11220 9TH ST E TREASURE ISLAND
LEGAL:
ISLE OF PALMS 2ND ADD BLK 7, LOT 18

SKYVIEW HEIGHTS 210 LLC
7918 EL CAJON BLVD STE N266
LA MESA CA 91942-6719

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.4989	617,742	0	617,742	2,779.16
HEALTH DEPARTMENT	0.0713	617,742	0	617,742	44.05
EMS	0.8050	617,742	0	617,742	497.28
SCHOOL-STATE LAW	3.0250	617,742	0	617,742	1,868.67
SCHOOL-LOCAL BD.	3.2480	617,742	0	617,742	2,006.43
SW FLA WTR MGMT.	0.1831	617,742	0	617,742	113.11
PINELLAS COUNTY PLN.CNCL.	0.0171	617,742	0	617,742	10.56
JUVENILE WELFARE BOARD	0.8168	617,742	0	617,742	504.57
TREASURE ISLAND	3.7922	617,742	0	617,742	2,342.60

TOTAL MILLAGE	16.4574	GROSS AD VALOREM TAXES	$10,166.43

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT

	GROSS NON-AD VALOREM ASSESSMENTS	$0.00
CERTIFIED FUNDS OR CASH REQUIRED FOR DELINQUENT TAXES	COMBINED GROSS TAXES AND ASSESSMENTS	$10,166.43

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

Pay in U.S. funds to **Pinellas County Tax Collector**
PO Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | https://pinellastaxcollector.gov

2026 REAL ESTATE TAX

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

Pay online at **https://pinellastaxcollector.gov**
• E-check - No fee • Credit card - 2.5% convenience fee

If Paid By	November 30, 2026	December 31, 2026	January 31, 2027	February 28, 2027	March 31, 2027
Please Pay	9,759.77	9,861.44	9,963.10	10,064.77	10,166.43

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R252411		TI

PARCEL NO.: 23/31/15/43506/007/0180
SITE ADDRESS: 11220 9TH ST E TREASURE ISLAND
LEGAL:
ISLE OF PALMS 2ND ADD BLK 7, LOT 18

SKYVIEW HEIGHTS 210 LLC
7918 EL CAJON BLVD STE N266
LA MESA CA 91942-6719

CERTIFIED FUNDS OR CASH REQUIRED FOR DELINQUENT TAXES

CODE BOARD MEETING

CITY OF TREASURE ISLAND

COMMISSION CHAMBERS

Agenda Report

Agenda Title Name: CEB #: FLOOD-007225-2026 & LANDSCAPE-007444-2026
City of Treasure Island v. SKYVIEW HEIGHTS 210 LLC
11220 9th Street E

Action Request: N/A

Strategic Objective: N/A

Date: November 18th, 2026

Prepared By: Anna Bartenstein

Through: James Dixon, Code Enforcement Supervisor
Sergio Purrinos, Community Development Director

Summary of Issue: First Hearing

Attachments:

1. Courtesy Notice
2. Notice of Violation/Affidavit/Photos
3. Notice of Hearing/Affidavit/Photos

Zoning Map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36
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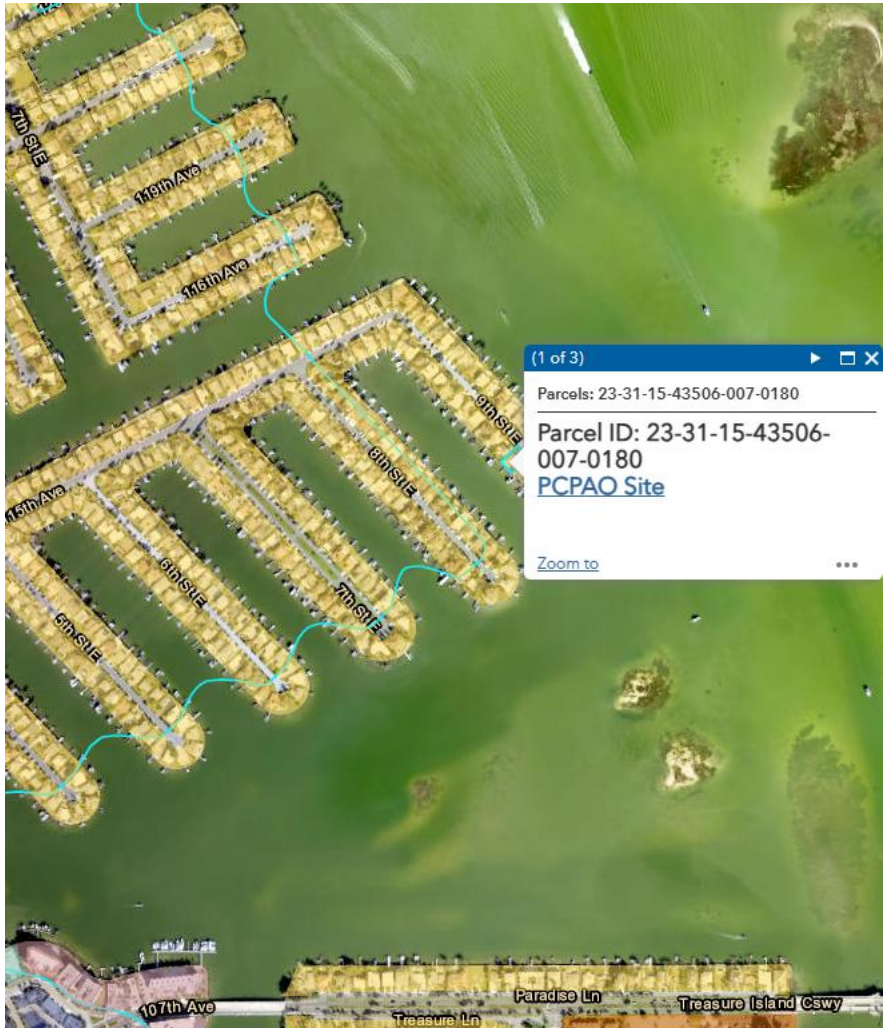
EAST
70
68.9


7th St E
119th Ave
116th Ave
9th St E
8th St E
115th Ave
6th St E
7th St E
5th St E
(1 of 3)
Parcels: 23-31-15-43506-007-0180
Parcel ID: 23-31-15-43506-007-0180
PCPAO Site
Zoom to
107th Ave
Treasure Ln
Paradise Ln
Treasure Island Cswy

Code Sections

- Sec 18-37 – Unhealthful accumulations declared a public nuisance.
- Sec. 68-495 – Minimum property standards.
- Sec. 66-104.1 – Permits required

Courtesy Notice

- Complaint received from Pinellas County on 7/27/2026
  - Dock demo without permit
- Verbal courtesy notice on 8/21/2026
- Complaint from neighbor on 10/5/2026

Notice of Violation

- NOV for FLOOD-006888-2026 & LANDSCAPE-007444-2026 posted and mailed to addresses on 10/6/2026.
- Affidavit of Service
- Sec. 18-37, Sec. 68-495, and Sec. 66-104.1
- Pictures


Oct 6, 2026 at 4:13:08 PM
11245 Ninth St E
Treasure Island FL 33706
United States


Oct 6, 2026 at 4:13:13 PM
11245 Ninth St E
Treasure Island FL 33706
United States


Oct 6, 2026 at 4:13:24 PM
11220 Ninth St E
Treasure Island FL 33706
United States


Oct 6, 2026 at 4:13:40 PM
11220 Ninth St E
Treasure Island FL 33706
United States

Notice of Hearing

- NOH for FLOOD-007225-2026 & LANDSCAPE-007444-2026 posted and mailed to addresses on 11/3/2026
- Proof of Property Ownership
  - PCPAO
  - Tax Collector
- Affidavit of Service
- Sec. 18-37, Sec. 68-495, and Sec. 66-104.1
- Pictures


Nov 3, 2026 at 2:20:12 PM
11220 Ninth St E
Treasure Island FL 33706
United States
APC


Nov 3, 2026 at 2:20:17 PM
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Nov 10, 2026 at 2:20:26 PM
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Treasure Island FL 33706
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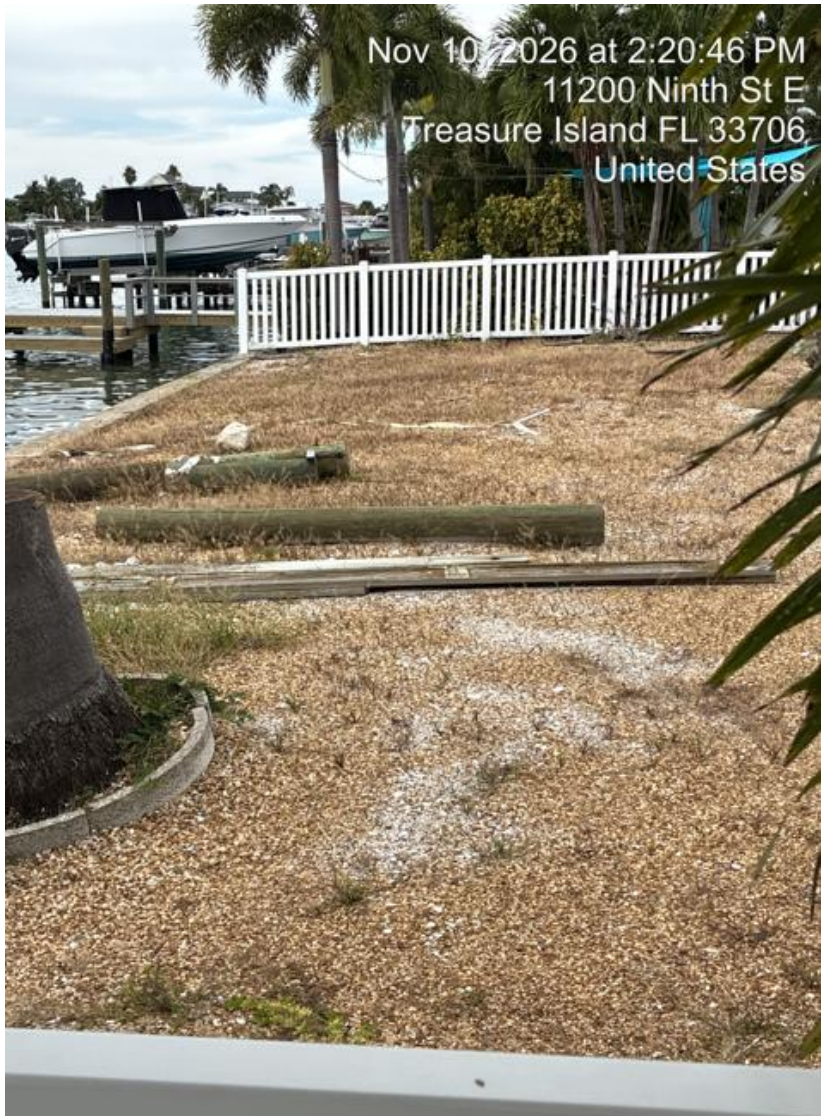
United States


Nov 10, 2026 at 2:20:46 PM
11200 Ninth St E
Treasure Island FL 33706
United States

Staff Recommendation

- Staff recommend the property owner be found as a First-Time Violator of Section 18-37, Section 68-495, and Section 66-104.1 and required to complete the following steps within 14 days. The steps required to correct the violations include:
  - Trim grass and weeds
  - Apply for and obtain permit for demolished dock

Proposed Motion

- In the case FLOOD-007225-2026 & LANDSCAPE-007444-2026, 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 210 LLC, is/is not found to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37, Section 68-495, and Section 66-104.1 and is ordered to trim grass/weeds and apply for and obtain a permit for demolished dock. If the above corrective action is not accomplished by 12:00 AM on December 2nd, 2026, a return hearing notice will be posted, and the case will be brought back to the following hearing for further determination.
- Upon complying with said sections of the code, the Respondent shall notify the Community Development Department.

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE:	November 18, 2026
SUBMITTED BY:	Tia Payton, Community Development
ITEM TYPE:	For Consideration and Discussion
AGENDA SECTION:	OTHER OLD BUSSINESS
SUBJECT:	DRAFT RULES AND PROCEDURES APPROVAL
BACKGROUND:	
POLICY/PURPOSE:	
STRATEGIC PLAN RELEVANCE:	
ANALYSIS/DISCUSSION:	
FUNDING:	
MOTION:	

ATTACHMENTS:
2026-9-16 CEB Rules PDF.pdf
DMS CEB Rules appendices drafts.docx

Rules of the City of Treasure Island
Municipal Code Enforcement Board

Rule 1 – Applicability

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

Rule 2 – Definitions

For purposes of these Rules, the following definitions apply:

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

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

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

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

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

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

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

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

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

"Member" means an individual appointed to serve on the CEB.

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

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

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

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

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

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

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

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

Rule 3 – Authority

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

Rule 4 - Interpretation

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

Rule 5 – Chair and Vice Chair

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

Rule 6 - Alternate Members

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

Rule 7 – Administration and Support

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

Rule 8 – Meetings, Notice, and Records

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

Rule 9 – Conduct of Meetings; Public Comment

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

Rule 10 – Special Meetings

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

Rule 11 – Agenda and Order of Business

A. An agenda for all meetings of the CEB with an agenda packet containing any matters that would assist the Members in preparing for the meeting will be published by the Clerk as required by Code and State law. A form agenda is attached as Appendix 1.

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

Rule 12 – Conflicts of Interest and Ex Parte Communications

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

Rule 13 – Cell Phones and Electronic Devices

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

Rule 14 – Enforcement Hearings -- General

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

Rule 15 – Enforcement Hearing – City's Presentation

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

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

Rule 16 – Enforcement Hearing – Respondent's Presentation

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

Rule 17 – Enforcement Hearing – City's Rebuttal

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

Rule 18 – Enforcement Hearing Resolution

A. Once all presentations are complete, the Chair shall open the matter to discussion and a vote on whether one or more violations occurred.
B. The CEB may seek legal advice from the Board Attorney as to any legal matter relevant to the Enforcement Hearing.
C. Once all discussion is complete, the Chair shall call for a vote on each violation alleged by the City. If the CEB does not find that at least one violation has been proven by the City, no discussion of an order, fine, administrative fee, costs of repairs, or other remedy shall occur and the Enforcement Hearing shall be deemed complete.
D. If the CEB finds that the City has proven at least one violation, the Chair shall then open discussion on an appropriate order, fine, administrative fee, costs of repairs, or remedy for the proven violation(s), if any.

E. Once all discussion is complete, the Chair shall call for a vote as to an appropriate order for the proven violation(s), if any.

Rule 19 – First Violation Order

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

Rule 20 – Noncompliance Order

A. If the City contends that a violator has failed to comply with an order issued by the CEB, it may request an Enforcement Hearing to determine whether the CEB should issue a Noncompliance Order establishing the violator's noncompliance and, if requested by the City, imposing a fine, administrative fee, and/or costs of repairs pursuant to Section 2-164 of the Code.
B. The City will provide notice to the Respondent of the hearing. The hearing shall generally follow the process described Rules 14 through 19, as appropriate.
C. If the CEB finds that the Respondent has failed to comply with an order, the CEB shall issue a Noncompliance Order that may include an order to pay a fine, administrative fee, and/or costs of repairs pursuant to Section 2-164 of the Code.
D. The CEB shall provide the Respondent no less than fifteen (15) days and no more than thirty (30) days to pay the fine, costs, and/or administrative fee.
E. The Noncompliance Order shall contain the items set forth in Rule 19(c), as appropriate. A form "Noncompliance Order" is attached as Appendix 5.

Rule 21 – Repeat Violation Order

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

Rule 22 – Calculation of Fines

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

Type	Major Violation	Moderate Violation	Minor Violation
First Violation	$200-250	$150-$200	$25-$150
Repeat Violation	$400-$500	$300-$400	$50-$300

    ii. Reductions in the initial daily fine based on actions taken by the violator prior to the hearing may be 0% to 100%, depending upon the factors the CEB considers

relevant, including the violator's good faith and cooperation with the City and the CEB, the timeliness of the correction, whether the correction was complete, and actions taken by the violator to ensure the violation will not recur.

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

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

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

E. Fines for Irreparable or Irreversible Violations

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

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

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

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

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

Rule 23 – Agreed Orders

A. The parties may enter into an Agreed Order that resolves all or part of any of issues to be presented at an Enforcement Hearing. The Agreed Order must be signed by all parties.

B. The Code Inspector will present the Agreed Order to the CEB. The Code Inspector will present sufficient supporting documentation to establish that the Agreed Order should be approved by the CEB. If someone other than the Respondent is signing the Agreed Order on the Respondent's behalf, proof of authorized representation must be submitted.

C. The CEB shall either accept or deny the Agreed Order. If the Agreed Order is accepted, the CEB shall issue an appropriate order and proceed with any matters unresolved by the Agreed Order.

Rule 24 – Preparation of Notices and Orders

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

Rule 25 – The Record

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

Rule 26 – Foreclosures

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

Rule 27 - Amendments

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

Adopted on September 16, 2026 by the City of Treasure Island Municipal Code Enforcement Board.

Appendix 1

Treasure Island Code Enforcement Board Agenda

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

Appendix 2

Sample Announcement for Conflicts of Interest and Ex Parte Communications

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

Appendix 3

Request to Silence Cell Phones and Electronic Devices

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

Appendix 4

First Violation Order

Appendix 5

Noncompliance Order

Appendix 6

Repeat Violation Order

Appendix 4

First Violation Order

Introduction

1. The City of Treasure Island Municipal Code Enforcement Board (the "Board"), in accordance with chapter 162, Florida Statutes and the Code of Ordinances of the City of Treasure Island, Florida (the "Code"), heard testimony and reviewed all evidence regarding this matter, and hereby enters this First Violation Order finding that Respondent has violated provisions of the Code and orders the Respondent to correct the Code violations.

2. The City of Treasure Island, Florida (the "City") provided the Respondent a Notice of Violation on or about **[Date]** pursuant to Section 2-163 of the Code. The Notice of Violation alleged that the Respondent was in violation of one or more provisions of the Code and directed the Respondent to correct the violations no later than **[Date].**

3. The City alleged that the violations continued and were not corrected by the compliance deadlines established by in the Notice of Violation, and the City scheduled a hearing for **[Date]** (the "Hearing") and duly notified the Respondent.

4. At the Hearing, the City and the Respondent were provided a full opportunity to be heard and to provide the Board with relevant evidence pertaining to the City's allegations.

Findings of Fact

5. Based on the testimony, evidence, arguments, and other matters presented by the parties at the Hearing, the Board hereby finds that the following facts are true and accurate.

6. The Respondent is the owner, occupant, or other person responsible for the real property located at _____ (the "Property").

7. **[List all factual grounds for the alleged violations]**

Conclusions of Law

8. The Board has jurisdiction over this matter and the parties.

9. By reason of the foregoing facts, the following Conclusions of Law are hereby reached.

10. The City has complied with all notice requirements in Section 2-170 of the Code, and all other applicable laws, with regard to the Notice of Violation and the notice of the Hearing.

11. The City has established, by competent and substantial evidence, that the Respondent was and at the time of the Hearing remained, in violation of the following provisions of the Code, as set forth below:

a. **[The Respondent has violated Section _____ of the Code by _____]**

b. **[The Respondent has violated Section _____ of the Code by _____]**

c. …

12. The Respondent is hereby found to be a first-time violator of the Code sections referenced above.

ORDER

13. It is therefore ordered and adjudged that the Respondent shall comply with the Code and correct the violations referenced above by completing the following corrective actions at the subject property by the following deadlines:

a. [List each required corrective action with an appropriate deadline]

14. Upon completion of corrective actions 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 by the deadlines set forth above.

15. Respondent is hereby notified that failure to comply with this First Violation Order may subject the Respondent to fines, costs, administrative fees, and a lien upon the subject property as outlined in Sections 2-164, 2-165, 2-167, and 2-168 of the Code, the Rules of the Board, and other applicable laws.

16. In accordance with section 162.11, Florida Statutes, and Section 2-169 of the Code, as may be amended, an aggrieved party, including the City, may appeal this Order to the Circuit Court. Such an appeal shall not be a hearing de-novo but shall be limited to appellate review of the record created before the Code Enforcement Board. An appeal shall be filed within thirty (30) days of the execution of this Order to be appealed.

DONE AND ORDERED on this ___ day of _____.

_____
Donald M. Snemis, Chair
City of Treasure Island Municipal Code Enforcement Board

Appendix 5

Noncompliance Order
[Fines and Administrative Fees Imposed]

Introduction

1. The City of Treasure Island Municipal Code Enforcement Board (the "Board"), in accordance with chapter 162, Florida Statutes and the Code of Ordinances of the City of Treasure Island, Florida (the "Code"), heard testimony and reviewed all evidence regarding this matter, and hereby enters this Noncompliance Order finding that: the Respondent remains in violation of the Code as outlined in the Noncompliance Order; the Respondent has violated a previously-issued First Violation Order entered by the Board; [**fines and administrative fees are appropriate]**; and the Respondent shall be under a continuing order to correct the Code violations as more fully described below.

2. The Board entered a First Violation Order in this matter on **[Date]** (the "First Violation Order"), which found violations at the Respondent's property and required the Respondent to take corrective actions on or before **[Date]** ("Compliance Date").

3. The City alleged that the violations described in the First Violation Order continued and were not corrected by the Compliance Date. The City scheduled a hearing for **[Date]** (the "Hearing") and duly notified the Respondent as required by Section 2-170 of the Code and all other applicable laws.

4. At the Hearing, the City and the Respondent were provided a full opportunity to be heard and to provide the Board with relevant evidence pertaining to the City's allegations.

Findings of Fact

5. Based on the testimony, evidence, arguments, and other matters presented by the parties at the Hearing, the Board hereby finds that the following facts are true and accurate.

6. The Respondent is the owner, occupant, or other person responsible for the real property located at _____ (the "Property").

7. [List all factual grounds for the alleged violations]

Conclusions of Law

8. By reason of the foregoing facts, the following Conclusions of Law are hereby reached.

9. The City has complied with all notice requirements in Section 2-170 of the Code, and all other applicable laws, with regard to the notice of the Hearing.

10. The City has established, by competent and substantial evidence, that the Respondent failed to correct the following violations described in the First Violation Order by the Compliance Date, and said violations [were/were not] corrected at the time of the Hearing:

a. [describe all continuing violations]

11. Therefore, the Respondent has failed to comply with the First Violation Order.

Order

12. It is therefore ordered and adjudged that the Respondent shall comply with the Code and shall be under a continuing order to correct the violations referenced above by taking the following corrective actions immediately:

a. **[list all remaining and necessary corrective actions]**

13. Upon completion of corrective actions 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.

Fines and Administrative Fees

14. Pursuant to its authority under Sections 2-164 and 2-165 of the Code, the Board orders that the Respondent pay a fine in the amount of **$_____** per day, beginning on the date of this Noncompliance Order and continuing until the date the violations described in the First Violation Order are corrected.

15. Pursuant to its authority under Section 2-164 of the Code, the Board also orders the Respondent to pay the City an administrative fee in the amount of **$_____**.

16. Upon recording, this Noncompliance Order, together with the First Violation Order, shall constitute a lien against the Respondent's property and upon other real or personal property of the Respondent as provided in Section 162.09, Florida Statutes.

17. If the fines and administrative fee remain unpaid after three months from the date of this Order, the City may foreclose the lien or sue to recover a money judgment as authorized by law.

18. In accordance with section 162.11, Florida Statutes, and Section 2-169 of the Code, as may be amended, an aggrieved party, including the City, may appeal this Order to the Circuit Court. Such an appeal shall not be a hearing de-novo but shall be limited to appellate review of the record created before the Code Enforcement Board. An appeal shall be filed within thirty (30) days of the execution of this Order to be appealed.

DONE AND ORDERED on this ___ day of _____.

_____
Donald M. Snemis, Chair
City of Treasure Island Municipal Code Enforcement Board

Appendix 6

Repeat Violation Order

[Fines and Administrative Fees Imposed]

Introduction

1. The City of Treasure Island Municipal Code Enforcement Board (the "Board"), in accordance with chapter 162, Florida Statutes and the Code of Ordinances of the City of Treasure Island, Florida (the "Code"), heard testimony and reviewed all evidence regarding this matter, and hereby enters this Repeat Violation Order finding that, as more fully described below: Respondent has violated provisions of the Code; Respondent is a Repeat Violator as described in the Code; Respondent is ordered to correct the Code violations; and [**fines and administrative fees are appropriate]**.

2. The City of Treasure Island, Florida (the "City") provided the Respondent a Notice of Violation on or about **[Date]** pursuant to Section 2-163 of the Code. The Notice of Violation alleged that the Respondent was in violation of one or more provisions of the Code and directed the Respondent to correct the violations no later than **[Date].**

3. The City alleged that the violations continued and were not corrected by the compliance deadlines established by in the Notice of Violation, and the City scheduled a hearing for **[Date]** (the "Hearing") and duly notified the Respondent.

4. At the Hearing, the City and the Respondent were provided a full opportunity to be heard and to provide the Board with relevant evidence pertaining to the City's allegations.

Findings of Fact

5. Based on the testimony, evidence, arguments, and other matters presented by the parties at the Hearing, the Board hereby finds that the following facts are true and accurate.

6. The Respondent is the owner, occupant, or other person responsible for the real property located at _____ (the "Property").

7. **[List all factual grounds supporting the alleged violation]**

8. The Respondent was previously found to have violated the same provisions of the Code at issue here within five years prior to the alleged violations at issue here, as follows:

a. [List each and every previous finding that establishes the Respondent's status as a Repeat Violator. Attach a copy of the previous orders].

Conclusions of Law

9. By reason of the foregoing facts, the following Conclusions of Law are hereby reached.

10. The City has complied with all notice requirements in Section 2-170 of the Code, and all other applicable laws, with regard to the notice of the Hearing.

11. The City has established, by competent and substantial evidence, that the Respondent was, and at the time of the Hearing remained, in violation of the following provisions of the Code, as set forth below:

a. **[The Respondent has violated Section _____ of the Code by _____]**

b. **[The Respondent has violated Section _____ of the Code by _____]**

c. …

12. Based on the previous Code violations referenced above, the Respondent's violations are "Repeat Violations" as that term is defined in Section 2-106 of the Code.

ORDER

13. It is therefore ordered and adjudged that the Respondent shall comply with the Code and correct the violations referenced above by completing the following corrective actions at the subject property by the following deadlines:

a. [List each required corrective action with an appropriate deadline]

14. Upon completion of corrective actions 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 by the deadlines set forth above.

Fines and Administrative Fees

15. Pursuant to its authority under Sections 2-164 and 2-165 of the Code, the Board orders that the Respondent pay a fine in the amount of **$_____** per day, beginning on the date of this Repeat Violation Order and continuing until the date the violations described above are corrected.

16. Pursuant to its authority under Section 2-164 of the Code, the Board also orders the Respondent to pay the City an administrative fee in the amount of **$_____**.

17. Upon recording, this Repeat Violation Order shall constitute a lien against the Respondent's property and upon other real or personal property of the Respondent as provided in Section 162.09, Florida Statutes.

18. If the fines and administrative fee remain unpaid after three months from the date of this Order, the City may foreclose the lien or sue to recover a money judgment as authorized by law.

19. In accordance with section 162.11, Florida Statutes, and Section 2-169 of the Code, as may be amended, an aggrieved party, including the City, may appeal this Order to the Circuit Court. Such an appeal shall not be a hearing de-novo but shall be limited to appellate review of the record created before the Code Enforcement Board. An appeal shall be filed within thirty (30) days of the execution of this Order to be appealed.

DONE AND ORDERED on this ___ day of _____.

_____
Donald M. Snemis, Chair
City of Treasure Island Municipal Code Enforcement Board

AGENDA ITEM NO.
VIII.1

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE:	November 18, 2026
SUBMITTED BY:	Tia Payton, Community Development
ITEM TYPE:	For Consideration and Discussion
AGENDA SECTION:	OTHER NEW BUSINESS
SUBJECT:	DISCUSSION OF LETTER TO COMMISSION FOR BOARD COUNSEL

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
2026-11-2 CEB ltr to City.pdf

November 2, 2026

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Charles Van Zant
City Manager, City of Treasure Island
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Re: Treasure Island Municipal Code Enforcement Board Counsel

Dear Mayor Doctor, Vice Mayor Dickey, Commissioners Vasquez, Clark, and Czysczcon, and City Manager Van Zant:

Earlier this year, the City Commission voted to change several of Treasure Island's code provisions related to the Code Enforcement Board ("CEB"). One of the changes was to Section 2-162. Prior to the change, the City Attorney acted as counsel to the CEB, and was available to provide us necessary legal advice on any number of matters. That section was changed to provide that the City Attorney now assists the city code enforcement staff in preparing their cases, and thus no longer acts as Board Counsel. This was not a change requested by the CEB.

The CEB is a quasi-judicial body that must remain neutral and ensure fairness to everyone, including those accused of code violations. When the City Attorney was acting as Board Counsel, it shared the CEB's role as a neutral. Now, the City Attorney serves as counsel to the city staff and thus an advocate for the city. While the City Attorney can certainly weigh in on any questions before the CEB, they can no longer act as Board Counsel.

Section 2-162 now provides that the City shall provide legal counsel to the CEB "as needed." As CEB Chair, I believe that the CEB needs Board Counsel to advise it as to any matters which may arise before it. Many times, unanticipated legal issues arise during enforcement hearings. In that moment, the City Attorney is acting as counsel and advocate for the city staff, so their ability to provide neutral, objective legal guidance to the CEB is inhibited.

For these reasons, I ask that the City take all necessary steps to retain and appoint a qualified attorney who can act as Board Counsel to the CEB. Thank you for your attention to this matter. I am happy to answer any questions you might have.

Respectfully,

Donald M. Snemis, Chair
Treasure Island Municipal Code Enforcement Board