SPECIAL MAGISTRATE
WEDNESDAY, SEPTEMBER 9, 2026 – 1:00 PM
10451 GULF BOULEVARD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

I. CALL TO ORDER

II. ADMINISTRATION OF WITNESS OATH

III. EXPLANATION OF HEARING PROCEDURES

IV. CASE HEARINGS

IV.1 Notice of Unsafe Structure

Case No. LANDSCAPE-006398-2025

116 85th Ave. Treasure Island, FL 33706
Bonnie Nuesse
Agenda Cover Page.pdf
Property Card.pdf
Pinellas-County-Real-Estate-R275374-2025-Annual-bill (3).pdf
WLM FEMA Letter 2024.pdf
Fire Life and Safety Code Letter 116 85 th Ave.pdf
Notice of Unsafe Building-Signed Copy.pdf
Cert. Mailing 1.pdf
Cert. Mailing 2.pdf
Cert. Mailing 3.pdf
Posting at Property and City Hall.pdf
AOS Notice of Unsafe signed.pdf
AO NC.pdf
Appeal.Email to Bay Area Legal.pdf
Notice of Hearing-Signed Copy.pdf
Certified Mailing.pdf
Certified Mailing 2.pdf
Hearing Postings.pdf
AOS Hearing signed.pdf
Call History with Bonnie.pdf
Permit History.pdf

Case_History_116_85th_Ave_Nuesse.pdf
Final Order History 1. BOARD ORDER 05-17-17.pdf
Final Order History 2. Record 116 85th Ave. 4-17-24.pdf
Final Order History 3. August 2025 FO.pdf
Imposing Fine 2-18-26.pdf
County Substantial Damage Photos.pdf
All Photos.pdf
All Photos 2.pdf
All Photos 3.pdf
All Photos 4.pdf
All Photos 5.pdf
Presentation.pdf

V. ADJOURNMENT

For any person desiring to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based [F.S. 286.0105]. NOTE: Any transcript shall be requested and made by the individual requesting same at his or her own expense. Therefore, a court reporter may be desired or required accordingly.

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

AGENDA ITEM NO. IV.1

Item Cover Page

SPECIAL MAGISTRATE AGENDA ITEM REPORT

DATE:	September 9, 2026
SUBMITTED BY:	James Dixon, Community Development
ITEM TYPE:	CEB Exhibit
AGENDA SECTION:	CASE HEARINGS
SUBJECT:	Notice of Unsafe Structure Case No. LANDSCAPE-006398-2025 116 85th Ave. Treasure Island, FL 33706 Bonnie Nuesse
BACKGROUND:	N/a
POLICY/PURPOSE:	N/a
STRATEGIC PLAN RELEVANCE:	N/a
ANALYSIS/DISCUSSION:	N/a
FUNDING:	N/a
MOTION:	N/a

ATTACHMENTS:
Agenda Cover Page.pdf
Property Card.pdf
Pinellas-County-Real-Estate-R275374-2025-Annual-bill (3).pdf
WLM FEMA Letter 2024.pdf
Fire Life and Safety Code Letter 116 85 th Ave.pdf
Notice of Unsafe Building-Signed Copy.pdf
Cert. Mailing 1.pdf
Cert. Mailing 2.pdf
Cert. Mailing 3.pdf

Posting at Property and City Hall.pdf
AOS Notice of Unsafe signed.pdf
AO NC.pdf
Appeal.Email to Bay Area Legal.pdf
Notice of Hearing-Signed Copy.pdf
Certified Mailing.pdf
Certified Mailing 2.pdf
Hearing Postings.pdf
AOS Hearing signed.pdf
Call History with Bonnie.pdf
Permit History.pdf
Case_History_116_85th_Ave_Nuesse.pdf
Final Order History 1. BOARD ORDER 05-17-17.pdf
Final Order History 2. Record 116 85th Ave. 4-17-24.pdf
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All Photos 2.pdf
All Photos 3.pdf
All Photos 4.pdf
All Photos 5.pdf
Presentation.pdf

SPECIAL MAGISTRATE

CITY OF TREASURE ISLAND

COMMISSION CHAMBERS

Agenda Report

Agenda: Case No. LANDSCAPE-006398-2025

Bonnie Nuesse
116 85th Ave.
Treasure Island, FL 33706

Date: September 9, 2026

Prepared By: James Dixon, Code Compliance Supervisor

Summary of Issue: The structure at 116 85th Ave, owned by Bonnie Nuesse, was declared unsafe on June 15, 2026. The owner did not complete any of the three options provided by the City that were cited in the Notice of Unsafe Structure by the August 14, 2026 deadline.

Parcel Summary (as of 02-Sep-2026)

Parcel Number
25-31-15-38430-000-0110

Owner Name
NUESSE, BONNIE

Property Use
0110 Single Family Home

Site Address
116 85TH AVE
TREASURE ISLAND, FL 33706

Mailing Address
200 104TH AVE
PO BOX 311
TREASURE ISLAND, FL 33731-0311

Legal Description
HERRON'S SUB NO. 7 LOT 11

Current Tax District
TREASURE ISLAND (TI)

Year Built
1940

Living SF	Gross SF	Living Units	Buildings
1,056	1,362	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
07014/2208	$393,800	279.01	A	Current FEMA Maps	Check for EC	Zoning Map	21/31

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$335,406	$184,437	$133,026	$159,437	$108,026

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	$349,532	$179,588	$128,866	$154,588	$103,866
2024	Y	$562,544	$187,780	$137,780	$162,780	$112,780
2023	Y	$566,661	$182,311	$132,311	$157,311	$107,311
2022	Y	$383,400	$177,001	$127,001	$152,001	$102,001
2021	Y	$349,398	$171,846	$121,846	$146,846	$96,846

2025 Tax Information

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

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

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
05-Jun-1989	$100	U	I	BLANKEN BERTHA DECD	NUESSE, BONNIE	07014/2208

2026 Land Information

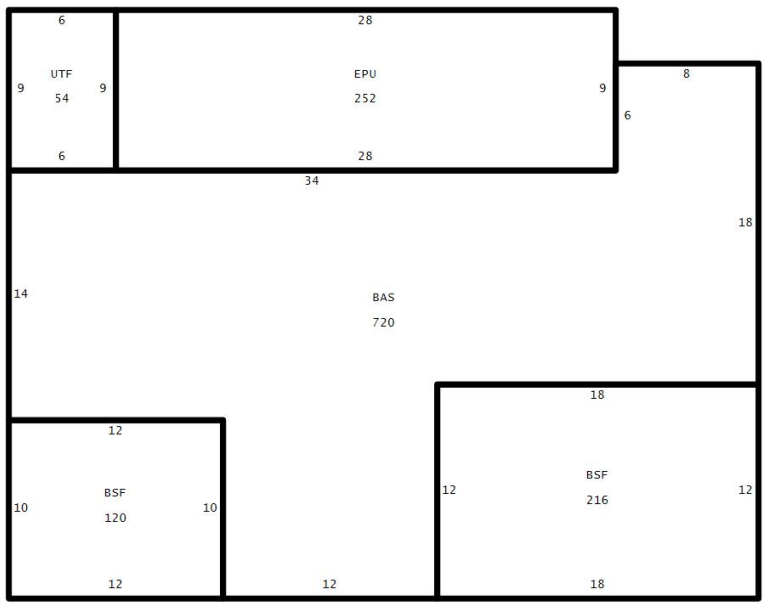
Land Area: ≅ 3,001 sf | ≅ 0.06 acres	Frontage and/or View: None	Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	60x50	$9,000	60.00	FF	.7416	$400,464

2026 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Piers
Floor System	Wood
Exterior Walls	Frame Siding
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1940
Building Type	Single Family
Quality	Fair
Floor Finish	Carpet/ Vinyl/Asphalt
Interior Finish	Wood/Wallboard
Heating	Unit/Space/Wall/Floor
Cooling	None
Fixtures	4
Effective Age	53

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	720	720
Base Semi-finished (BSF)	336	336
Enclosed Porch Unfinished (EPU)	0	252
Utility (UTF)	0	54
Total Area SF	**1,056**	**1,362**



2026 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
No Extra Features on Record.					

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
201201334	ROOF	10/12/2012	$4,830

2025 REAL ESTATE TAX

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

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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

If Postmarked By	Mar 31, 2026
Pay this Amount	$2199.30

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R275374		TI

PARCEL NO.: 25/31/15/38430/000/0110
SITE ADDRESS: 116 85TH AVE, TREASURE ISLAND
PLAT: 21 PAGE: 31
LEGAL:
HERRON'S SUB NO. 7
LOT 11

NUESSE, BONNIE
200 104TH AVE
PO BOX 311
TREASURE ISLAND, FL 33706

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	179,588	50,722	128,866	585.35
HEALTH DEPARTMENT	0.0713	179,588	50,722	128,866	9.19
EMS	0.8050	179,588	50,722	128,866	103.74
SCHOOL-STATE LAW	3.0450	179,588	25,000	154,588	470.72
SCHOOL-LOCAL BD.	3.2480	179,588	25,000	154,588	502.10
TREASURE ISLAND	3.8129	179,588	75,722	103,866	396.03
SW FLA WTR MGMT.	0.1831	179,588	50,722	128,866	23.60
PINELLAS COUNTY PLN.CNCL.	0.0175	179,588	50,722	128,866	2.26
JUVENILE WELFARE BOARD	0.8250	179,588	50,722	128,866	106.31

TOTAL MILLAGE 16.5501 — GROSS AD VALOREM TAXES $2,199.30

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT

GROSS NON-AD VALOREM ASSESSMENTS $0.00

TAXES BECOME DELINQUENT APRIL 1ST — COMBINED GROSS TAXES AND ASSESSMENTS $2,199.30

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

2025 REAL ESTATE TAX

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

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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

If Postmarked By	Mar 31, 2026
Pay this Amount	$2199.30

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R275374		TI

PARCEL NO.: 25/31/15/38430/000/0110
SITE ADDRESS: 116 85TH AVE, TREASURE ISLAND
PLAT: 21 PAGE: 31
LEGAL:
HERRON'S SUB NO. 7
LOT 11

NUESSE, BONNIE
200 104TH AVE
PO BOX 311
TREASURE ISLAND, FL 33706

Duplicate N/A 09/02/2026
Paid 03/23/2026 Receipt # 952-25-TAX-147186 $2,199.30

MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov mike@pcpao.gov

NUESSE, BONNIE
116 85TH AVE
TREASURE ISLAND, FL 33706-3404

RE: 25-31-15-38430-000-0110 Situs: 116 85TH AVE Year of Values: 2024

Windstorm Loss Mitigation (WLM)
Section 553.844, Florida Statutes: "Windstorm loss mitigation; requirements for roofs and opening protection," requires the use of "Just Value" from the Property Appraiser's office for Ad Valorem tax purposes.

For the referenced parcel, the values are: Structure(s): $41,173; Extra Features: $0; and Land: $521,371. Extra Feature values include improvements such as patios, pools, decks and docks, etc.

Federal Emergency Management (FEMA) "50% Rule"
FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by dividing the Just Value of the structure by 0.85. This yields the following values: **Structure(s): $48,439**; Extra Features: $0; and Land: $613,378.

The preceding value allocation to the structure **would allow repairs/improvements not to exceed $24,219 based on the "50% Rule"**.

If you disagree with the Property Appraiser's valuation of the structure following a damage event you may apply for a Building Value Reconsideration (BVR) at https://pinellas.gov/appraisals or engage an independent state-certified real estate appraiser to appraise the depreciated value of the structure (building). This type of appraisal to request from a private appraiser is referred to as an Actual Cash Value (aka FEMA "50% Rule") appraisal. The Building Official and/or Floodplain Manager within the property's jurisdiction will review the appraisal and if approved, the depreciated value of the structure (building) may be used in lieu of the Pinellas County Property Appraiser's value estimate. Please visit https://www.pcpao.gov/how-do-i/storm-damage-faqs to learn more.

Private appraisers should familiarize themselves with the jurisdiction's appraisal review checklist and have experience or gain competency in performing these specialized appraisal assignments. A copy of Pinellas County's Appraisal Review Checklist is available at: https://pinellas.gov/appraisals. Other jurisdictions (Cities) may have their own review checklist.

Please visit https://pinellas.gov/substantial-damage-substantial-improvement for more information and FAQ's regarding the FEMA "50% (or 49%) Rule".

Value Use Limitations
The above values are effective for the 2024 Property Tax Roll as of the date of this letter and do not include the value of any improvements completed after January 1st of 2024. This information is provided solely for the purposes stated above. It is invalid for any other purpose.

Printed 09/02/2026

Summary of the Fire Code and Life Safety Comment

- **Property Identified:** 116 85th Ave, Treasure Island, FL.
- **NFPA 1 Violations Cited:** Focuses on Section 10.12.1.1 (accumulation of combustible waste), Section 10.12.1.2 (failure to secure structural entry points), and Section 10.12.2 (failure to maintain mandatory fire systems).
- **Responder Safety Constraints:** References **NFPA 1500** and **NFPA 1700** to demonstrate that the property's condition creates severe interior traps and limits first responders to exterior, defensive operations.
- **Recommended Action:** Proposes structural hazard placarding (Crossed Box "X") and requests a formal mandate for immediate mitigation or demolition.

Thomas Brennan
Deputy Fire Chief
Treasure Island Fire Rescue
10451 Gulf Blvd5191
Treasure Island, FL 33706
tbrennan@mytreasureisland.org
office: 727-547-4590
cell: 727-260-2626

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-006398-2025

NOTICE OF UNSAFE BUILDING

Date: June 15, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Bonnie Nuesse
116 85th Ave
Treasure Island, FL 33706

Bonnie Nuesse
200 104th Ave, PO Box 311
Treasure Island, FL 33706

Bonnie Nuesse
5726 126th Ave N
Clearwater, FL 33760

Dear Bonnie Nuesse,

NOTICE IS HEREBY GIVEN that the structure located at 116 85th Ave, Treasure Island, FL 33706 is hereby declared unsafe by the undersigned Building Official and is in violation Section 8-1(b) (3)(f), Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances. The following listed conditions have been documented and determined to have rendered the structure unsafe under the provisions of the Standard Unsafe Building Abatement Code, the Florida Building Code, and/or the Code of the City of Treasure Island:

Description of the Property

Address of Violation:
116 85th Ave., Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District:RM-15
Parcel #: 25-31-15-38430-000-0110
Legal Description: HERRON'S SUB NO. 7 LOT 11

Code Provisions Violated

1.) Sec. 8-1. - Building codes—Adopted

(b) Local administrative amendments to the Florida Building Code-Building as amended from time to time Florida Building Code, Chapter 1, Administration is hereby amended and shall be applicable to all codes (a)(1)— (9). The following sections supplement the Florida Building Code:

(3). Powers and duties of building official.

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

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

2.) 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.

3) 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.

Description of Unsafe Conditions at 116 85th Ave., Treasure Island, FL 33706

1.) Substantial Damage Assessment inspection indicated the structure had approximately 51 inches of water inside the structure.
2.) There has been no mitigation or interior demolition and all of the personal items, furniture and other elements have not been removed from the property since sustaining storm damage in 2024.
3.) Siding and soffit damage to the structure.
4.) Broken door and multiple broken windows creating unsecured entry points and failing to properly seal the structure from the elements and vermin.
5.) There is damage to the foundation including missing pieces and cracks, potentially creating structural instability.
6.) Items from inside the house are coming out through the open windows.
7.) An extremely musty smell is present on the property.
8.) This structure lacks all required utilities including electricity and water.
9.) Unsanitary conditions rendering the structure unfit for occupancy.
10.)The structure suffers from abandonment and deterioration.

COMPLIANCE REQUIREMENTS AND TIMELINE

In recognition of the owner's intent to list the property for sale and to balance the need for public safety with a reasonable opportunity for resolution, the following mandatory compliance options are hereby established. The owner (or any successor in interest) **must complete one of the following three options no later than sixty (60) days from the date of this Notice June 15, 2026.**

Option 1: Demolition by Current Owner

Obtain all required demolition permits from the City of Treasure Island and engage a properly licensed and insured demolition contractor to fully demolish the structure, remove all debris and personal property, and restore the site to a

safe, graded, and clean condition. Within five (5) business days of completion, provide the Building Official with a Copy of the approved demolition permit and all associated inspections

- Final inspection approval from the City

Option 2: Sale with Buyer's Binding Obligation to Demolish

Enter into a sale agreement with a qualified buyer. A fully executed copy of the agreement must be delivered to the Building Official within the 60-day period. The agreement **must** contain the following express provisions:

a. The buyer acknowledges receipt, review, and understanding of this Revised Notice of Unsafe Building and all documented unsafe conditions.

b. The buyer agrees to obtain all necessary permits and complete demolition of the structure within thirty (30) days following the closing date of the transaction.

c. The buyer agrees that the structure shall not be occupied, rented, repaired for the purpose of occupancy, or used in any manner pending demolition.

d. The purchase and sale agreement is expressly made contingent upon the buyer's full and timely compliance with this order.

e. The buyer agrees to provide the City with written confirmation of demolition completion within the required time frame.

Option 3: Demolition Contract with Scheduled Start Date

Provide the Building Official with a fully executed contract between the owner and a properly licensed, bonded, and insured demolition contractor that includes:

- A firm commencement date for demolition no later than fifteen (15) days after the 60-day deadline August 14, 2026.
- Evidence that a complete demolition permit application has been submitted to the city

Failure to Comply – Abatement by City

If the owner fails to complete **one** of the three options above within sixty (60) days, the City of Treasure Island will exercise its full authority under Sections 8-1, 18-37, and 68-495 of the City Code, as well as the Florida Building Code and Standard Unsafe Building Abatement Code, to abate the public nuisance by demolition. All costs incurred by the City—including demolition, debris removal, site restoration, administrative fees, inspection fees, legal fees, and interest—shall be assessed against the property owner and shall constitute a lien on the real property enforceable under Florida Statutes Chapter 162 and applicable law. The City reserves the right to record this Notice and any subsequent cost lien in the official records of Pinellas County.

Additional Conditions

- The declaration that the structure is unsafe and unfit for human occupancy remains in full force and effect until the structure is completely demolished and the site is cleared and approved by the Building Official.
- **No person shall occupy, permit occupancy of, or store personal property in** the structure for any purpose whatsoever.
- Any real estate listing, Multiple Listing Service (MLS) entry, marketing material, sign, or advertisement for the property **must prominently disclose** that the structure has been declared unsafe by the City of Treasure Island and is subject to mandatory demolition pursuant to this order.

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

Further information regarding this Notice and Order may be obtained by contacting the undersigned Building Official at telephone number **727-313-1788** or at the CDD Office, City Hall 10451 Gulf Blvd, Treasure Island, FL 33706.



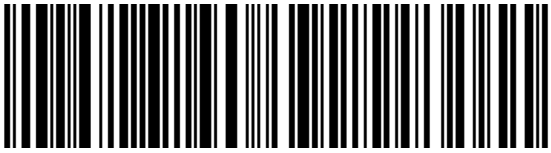
Building Official

City of Treasure Island

cc: City Attorney

City Code Enforcement

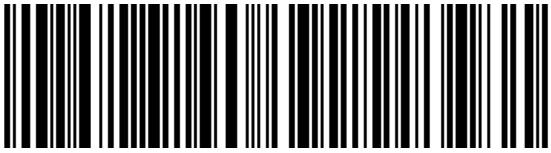
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1620 1972 52

Bonnie Nuesse
200 104th PO Box 311
Treasure Island FL 33706

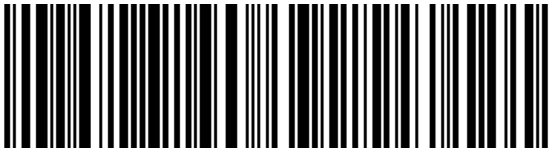
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1620 1972 90

Bonnie Nuesse
116 85th Ave.
Treasure Island FL 33706

City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1620 1974 43

Bonnie Nuesse
5726 126th Ave. N
Clearwater FL 33760

Jun 15, 2026 at 12:00:17 PM
113 85th 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. LANDSCAPE-006398-2025

NOTICE OF UNSAFE BUILDING

Date: June 15, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Bonnie Nuesse
116 85th Ave
Treasure Island, FL 33706

Bonnie Nuesse
200 104th Ave, PO Box 311
Treasure Island, FL 33706

Bonnie Nuesse
5726 126th Ave N
Clearwater, FL 33760

Dear Bonnie Nuesse,

NOTICE IS HEREBY GIVEN that the structure located at 116 85th Ave, Treasure Island, FL 33706 is hereby declared unsafe by the undersigned Building Official and is in violation Section 8-1(b) (3)(f), Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances. The following listed conditions have been documented and determined to have rendered the structure unsafe under the provisions of the Standard Unsafe Building Abatement Code, the Florida Building Code, and/or the Code of the City of Treasure Island:

Description of the Property

Address of Violation:
116 85th Ave., Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District:RM-15
Parcel #: 25-31-15-38430-000-0110
Legal Description: HERRON'S SUB NO. 7 LOT 11

Code Provisions Violated

1.) Sec. 8-1. - Building codes—Adopted

(b) Local administrative amendments to the Florida Building Code-Building as amended from time to time Florida Building Code, Chapter 1, Administration is hereby amended and shall be applicable to all codes (a)(1)— (9). The following sections supplement the Florida Building Code:

(3). Powers and duties of building official.

B 16512

Jun 15, 2026 at 9:44:26 AM
10451 Gulf Blvd
Treasure Island FL 33706
United States

City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 54[illegible] 4575 codes@mytreasureisland.org
www.mytreasureisland.org

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

NOTICE OF UNSAFE BUILDING

Date: June 15, 202[illegible]

VIA First Class Mail and Certified Mail Return Receipt Requested

Bonnie Nuesse
116 85th Ave
Treasure Island, FL 33706

Bonnie Nuesse
200 104th Ave, PO Box 311
Treasure Island, FL 33706

Bonnie Nuesse
5726 126th Ave N
Clearwater, FL 33760

Dear Bonnie Nuesse,

NOTICE IS HEREBY GIVEN that the structure located at 116 85th Ave, Treasure Island, FL 33706 is hereby declared unsafe by the undersigned Building Official and is in violation Section 8-1(b) (3)(f), Section 18-37 and Section 68-495 of the City of Treasure Island Code of Ordinances. The following listed conditions have been documented and determined to have rendered the structure unsafe under the provisions of the Standard Unsafe Building Abatement Code, the Florida Building Code, and/or the Code of the City of Treasure Island:

Description of the Propert[illegible]
Address of Violat[illegible]
11[illegible] [illegible]706
[illegible]ne
[illegible]7 LOT 11
Code[illegible]
1.[illegible]

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-006398-2025

I hereby certify that a copy of the Notice of Unsafe Building was served on June 15, 2026, by James Dixon via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Bonnie Nuesse, 116 85th Ave., Treasure Island, FL 33706
(Receipt Attached)

Bonnie Nuesse 200 104th AVE., PO Box 311, Treasure Island, FL 33706
(Receipt Attached)

Bonnie Nuesse 5726 126th Ave N., Clearwater, FL 33760
(Receipt Attached)

x Posting on the property at 116 85th Ave., Treasure Island, FL 33706 (Picture Attached)

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

By: _____

James Dixon
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 15 day of June, 2026, by James Dixon who is personally known to me or has produced Drivers License as identification.

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

_____
Notary Public

CITY OF TREASURE ISLAND, FLORIDA
CODE COMPLIANCE DIVISION

AFFIDAVIT OF NONCOMPLIANCE

Notice of Unsafe Building — Compliance Deadline August 14, 2026

Case No.: LANDSCAPE-006398-2025
Property: 116 85th Avenue, Treasure Island, Florida 33706
Parcel No.: 25-31-15-38430-000-0110
Owner / Respondent: Bonnie Nuesse

Before me, the undersigned authority, personally appeared James Dixon, who, being first duly sworn, deposes and says:

1. My name is James Dixon. I am the Code Compliance Supervisor for the City of Treasure Island, Florida. I am over eighteen (18) years of age, I have personal knowledge of the facts stated in this affidavit, and I am competent to testify.

2. This affidavit concerns the real property located at 116 85th Avenue, Treasure Island, Florida 33706, more particularly described as Herron's Sub No. 7, Lot 11, Parcel No. 25-31-15-38430-000-0110 (the "Property"). The record owner is Bonnie Nuesse (the "Owner").

3. On June 15, 2026, the City issued a Notice of Unsafe Building for the Property pursuant to Ordinance 2026-12 (Chapter 8, Article V — Dangerous or Unsafe Structures) and Section 8-1 of the City Code. That notice required the Owner, on or before August 14, 2026, to complete one of the following: (a) demolish the structure under a City demolition permit; (b) sell the Property under a contract binding the buyer to demolish within thirty (30) days of closing and prohibiting occupancy pending demolition; or (c) deliver a fully executed demolition contract with a start date no later than fifteen (15) days after August 14, 2026, together with a complete demolition permit application. The notice was posted on the Property and served in accordance with City procedure and Florida law.

4. August 14, 2026 was the compliance deadline stated in the Notice of Unsafe Building. As of that date, and continuing through the date of this affidavit, the Owner had not completed any of the three compliance options. No demolition permit was obtained. No qualifying sale contract was delivered to the City. No fully executed demolition contract with a timely start date and complete permit application was delivered to the City. The unsafe and unfit condition of the structure was not abated.

5. Based on inspection of the Property, the Substantial Damage Assessment in the City's file, and my review of the case record, the following conditions existed on August 14, 2026, and remained unabated:

1. The Substantial Damage Assessment documented approximately fifty-one (51) inches of water inside the structure following the 2024 storm events.

2. There has been no mitigation and no interior demolition. Personal items, furniture, and other contents have not been removed since the 2024 storm damage.
3. The structure has siding and soffit damage.
4. A broken door and multiple broken windows create unsecured entry points and fail to seal the structure from the elements and vermin.
5. The foundation shows missing pieces and cracks, creating potential structural instability.
6. Interior contents are coming out through open windows.
7. An extremely musty odor is present on the Property.
8. The structure lacks required utilities, including electricity and water. Duke Energy has not energized electric service to the structure.
9. Unsanitary conditions render the structure unfit for occupancy.
10. The structure suffers from abandonment and deterioration and remains a public nuisance.

6. The conditions listed above violate Ordinance 2026-12 / Chapter 8, Article V (Dangerous or Unsafe Structures); Section 8-1 (unsafe buildings declared public nuisances); Section 18-37 (unhealthful accumulations / conditions conducive to vermin); and Section 68-495 (minimum property standards), as cited in the Notice of Hearing.

7. I, or staff under my supervision, reinspected or otherwise confirmed the condition of the Property after the August 14, 2026 deadline. The structure had not been repaired to a safe condition, had not been demolished, and had not been otherwise abated. The same deficiencies observed in connection with the June 15, 2026 notice remained present.

8. Photographs documenting the condition of the Property are maintained in Case No. LANDSCAPE-006398-2025 and are incorporated by reference. Those photographs fairly and accurately depict the conditions described in this affidavit.

9. For these reasons, I attest that the Owner was not in compliance with the Notice of Unsafe Building as of the August 14, 2026 deadline, and that the Property remains in noncompliance as of the date I sign this affidavit.

FURTHER AFFIANT SAYETH NAUGHT.

James Dixon
Code Compliance Supervisor
City of Treasure Island, Florida

Date: August 14, 2026

ACKNOWLEDGMENT

Sworn to (or affirmed) and subscribed before me by means of ☑ physical presence or ☐ online notarization this 14 day of August, 2026, by James Dixon, who is ☑ personally known to me or ☐ produced _____ as identification.

Emily Ellis

Notary Public, State of Florida
Name of Notary (print): Emily Ellis
Commission No.: HH 649639
My Commission Expires: 3/10/2029

(Notary Seal)

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

DJ

Dixon, James

To: jlawless@bals.org

Cc: pcichon@voselaw.com

Reply | Reply all | Forward

Wed 8/12/2026 9:06 AM

Notice of Unsafe Building-Si...
306 KB

Good Afternoon,

My name is James Dixon and I am one of the Code Compliance Inspectors here at the City of Treasure Island. I was referred to you by one of your clients, Bonnie Nuesse.

I am writing to inform you that the City is accepting the appeal filed on behalf of your client regarding the above-referenced property. Although the appeal was received outside the standard 30-day window, the City has elected to accept it. Please find the related notice attached for your records.

We will proceed with scheduling the matter and will provide further information regarding the hearing date and process once it is set.

Please let me know if you need any additional documentation.

Best,

TREASURE ISLAND

James Dixon

Code Compliance Supervisor

City of Treasure Island

10451 Gulf Blvd., Treasure Island, FL 33706

727-224-2874

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-006398-2025

NOTICE OF HEARING

August 28, 2026

VIA First Class Mail and Certified Mail Return Receipt Requested

Bonnie Nuesse
116 85th AVE
Treasure Island, FL 33706

Bonnie Nuesse
200 104th AVE
PO Box 311
Treasure Island FL 33731-0311

RE: City of Treasure Island v. Bonnie Nuesse

Dear Bonnie Nuesse,

On June 14, 2026, the City issued a Notice of Unsafe Building for the property identified above. That notice required the owner to repair the structure to a safe condition, demolish it, or otherwise abate the unsafe condition on or before August 14, 2026. The City posted that notice on the property. The compliance deadline has passed. The structure remains unfit and unsafe, and the public-nuisance condition has not been abated.

You are hereby notified and ordered to appear at a public hearing of the Special Magistrate on Wednesday, September 9th, 2026 at 1:00 PM, 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:
116 85th Ave., Treasure Island, FL 33706
Property Description (Per PCPAO):
Use: 0110 Single Family Home
Zoning District:RM-15

City of Treasure Island, Florida

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

Parcel #: 25-31-15-38430-000-0110
Legal Description: HERRON'S SUB NO. 7 LOT 11

Section B-Description of Violations

1.) Substantial Damage Assessment inspection indicated the structure had approximately 51 inches of water inside the structure.
2.) There has been no mitigation or interior demolition and all of the personal items, furniture and other elements have not been removed from the property since sustaining storm damage in 2024.
3.) Siding and soffit damage to the structure.
4.) Broken door and multiple broken windows creating unsecured entry points and failing to properly seal the structure from the elements and vermin.
5.) There is damage to the foundation including missing pieces and cracks, potentially creating structural instability.
6.) Items from inside the house are coming out through the open windows.
7.) An extremely musty smell is present on the property.
8.) This structure lacks all required utilities including electricity and water.
9.) Unsanitary conditions rendering the structure unfit for occupancy.
10.)The structure suffers from abandonment and deterioration.

Section C- Code Provisions Violated

Code Provisions Violated

1.) Sec. 8-1. - Building codes—Adopted

(b) Local administrative amendments to the Florida Building Code-Building as amended from time to time Florida Building Code, Chapter 1, Administration is hereby amended and shall be applicable to all codes (a)(1)— (9). The following sections supplement the Florida Building Code:

(3). Powers and duties of building official.

f. Unsafe buildings, structures, or systems. All buildings, structures or systems (electrical, gas, mechanical, plumbing) regulated by this building code that are structurally unsafe or not provided with adequate egress, or that constitute a fire hazard, or are otherwise dangerous to human life are, for the purpose of this section, unsafe. Any use of buildings or structures or systems constituting a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment is, for the purpose of this section, an unsafe use. Parapet walls, cornices, spires,

towers, tanks, statuary and other structural members that are supported by, attached to, or a part of a building or structure or systems and that are in deteriorated condition or otherwise unable to sustain the design loads that are specified in this building code are hereby designated as unsafe.

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

2.) 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.

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

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

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

a. All premises shall be kept free of dead trees and shrubs, excessive brush and overgrowth, excavations, standing water not a component of an approved drainage system,

loose overhanging objects, and the accumulation of trash, garbage, refuse, vegetation clippings and/or debris.

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

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

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

Section D- Corrective Action

In recognition of the owner's intent to list the property for sale and to balance the need for public safety with a reasonable opportunity for resolution, the following mandatory compliance options are hereby established. The owner (or any successor in interest) **must complete one of the following three options no later than sixty (60) days from the date of this Notice June 14, 2026.**

Option 1: Demolition by Current Owner

Obtain all required demolition permits from the City of Treasure Island and engage a properly licensed and insured demolition contractor to fully demolish the structure, remove all debris and personal property, and restore the site to a

safe, graded, and clean condition. Within five (5) business days of completion, provide the Building Official with a Copy of the approved demolition permit and all associated inspections

- Final inspection approval from the City

Option 2: Sale with Buyer's Binding Obligation to Demolish

Enter into a sale agreement with a qualified buyer. A fully executed copy of the agreement must be delivered to the Building Official within the 60-day period. The agreement **must** contain the following express provisions:

a. The buyer acknowledges receipt, review, and understanding of this Revised Notice of Unsafe Building and all documented unsafe conditions.

b. The buyer agrees to obtain all necessary permits and complete demolition of the structure within thirty (30) days following the closing date of the transaction.

c. The buyer agrees that the structure shall not be occupied, rented, repaired for the purpose of occupancy, or used in any manner pending demolition.

d. The purchase and sale agreement is expressly made contingent upon the buyer's full and timely compliance with this order.

e. The buyer agrees to provide the City with written confirmation of demolition completion within the required time frame.

Option 3: Demolition Contract with Scheduled Start Date

Provide the Building Official with a fully executed contract between the owner and a properly licensed, bonded, and insured demolition contractor that includes:

- A firm commencement date for demolition no later than fifteen (15) days after the 60-day deadline August 14, 2026.
- Evidence that a complete demolition permit application has been submitted to the city

Any physical evidence you wish the Special Magistrate to consider must be submitted at least (10) days before the hearing but no later than September 4, 2026 to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # LANDSCAPE-006398-2025"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least (10) days before the hearing but no later than September 4, 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 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. 243.

After the hearing, the 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 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

City of Treasure Island, Florida

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

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

If you have any questions regarding the contents of this Notice, please contact this office at (727) 547 4575, Ext. 243.

For the City,

James Dixon

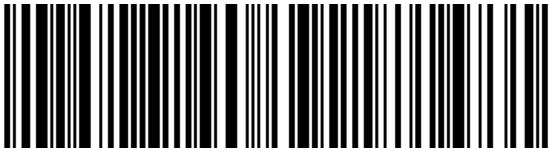
Code Compliance Inspector

City of Treasure Island, FL

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

CC: John Lawless, Bay Area Legal Services at jlawless@bals.org

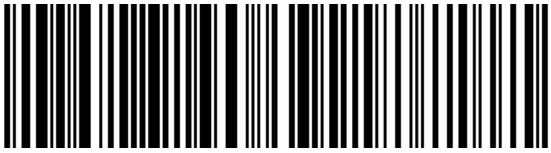
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1622 3832 95

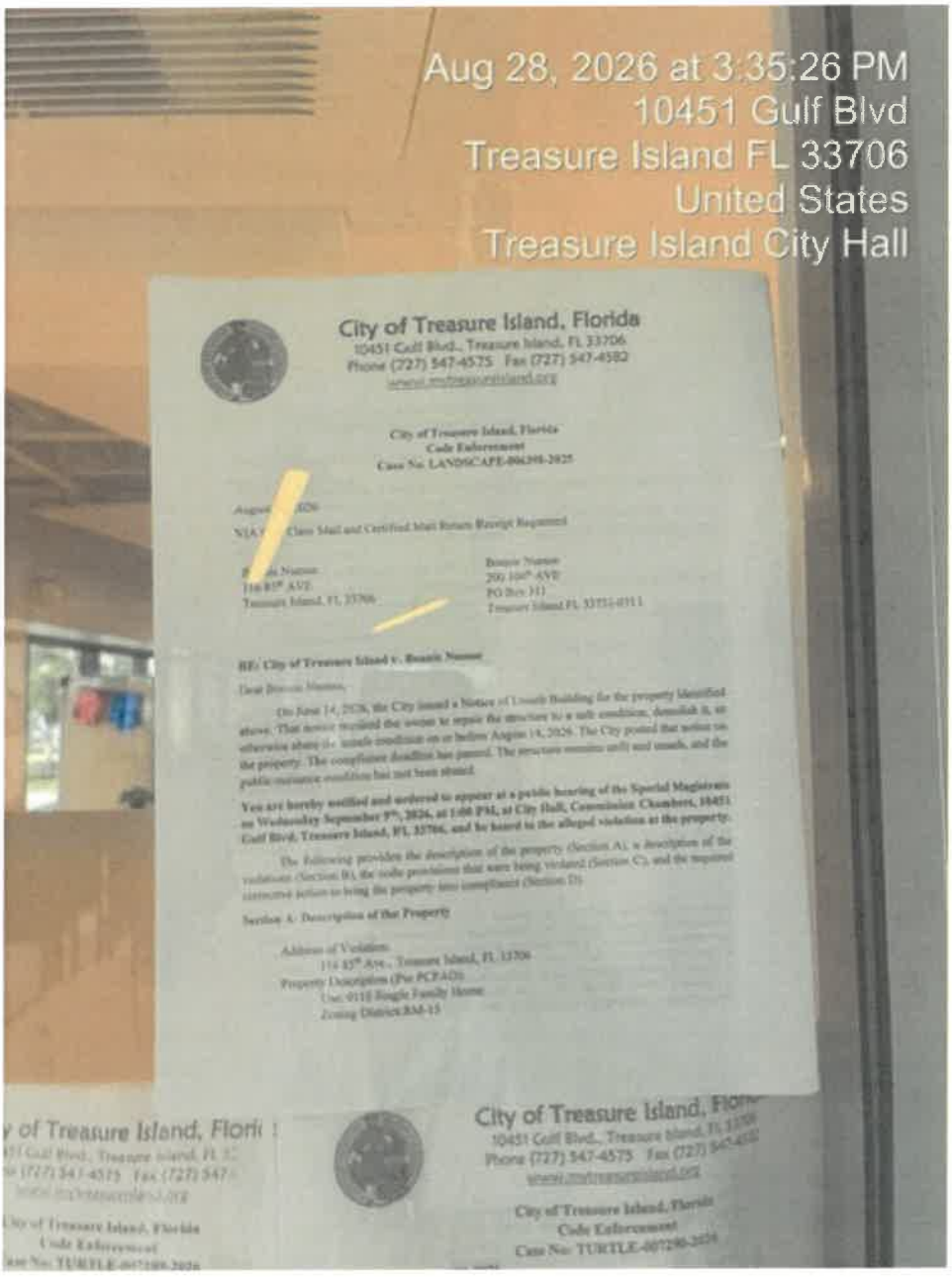
Bonnie Nuesse
116 85th Ave.
Treasure Island FL 33706

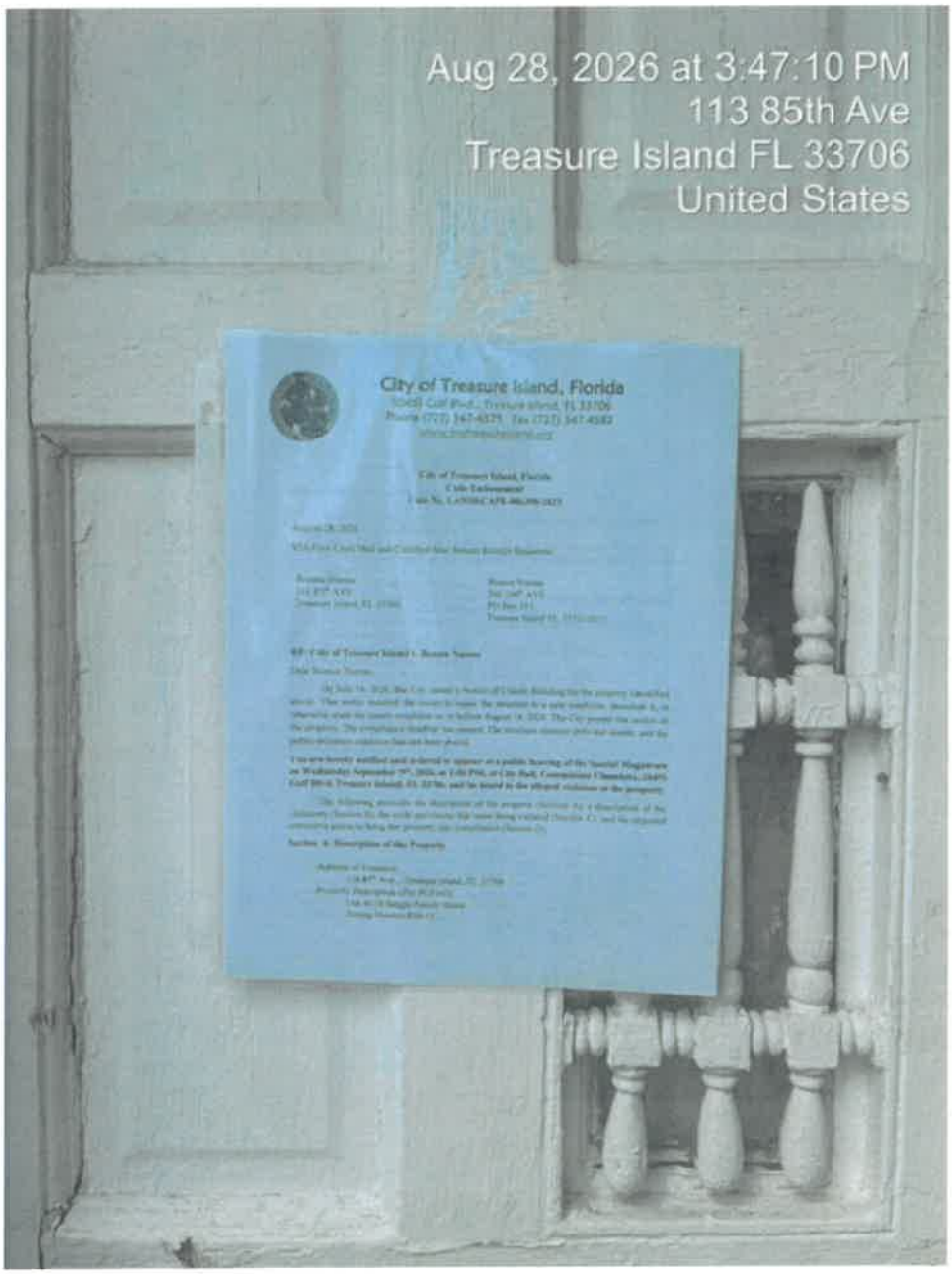
City of Treasure Island
10451 Gulf Blvd
Treasure Island FL 33706



9214 8902 9562 6590 1622 3833 18

Bonnie Nuesse
200 104th PO Box 311
Treasure Island FL 33731


Aug 28, 2026 at 3:35:26 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
City of Treasure Island, Florida
Code Enforcement
RE: City of Treasure Island v. Bonnie Nunnz
Section A: Description of the Property
Address of Violation:
Property Description (Per PCPAO):
Zoning District:


Aug 28, 2026 at 3:47:10 PM
113 85th Ave
Treasure Island FL 33706
United States
City of Treasure Island, Florida

Notice of Hearing — Special Magistrate September 9, 2026 — 116 85th Avenue (LANDSCAPE-006398-2025)

DJ

Dixon, James

Reply | Reply all | Forward

Fri 8/28/2026 4:18 PM

To: jlawless@bals.org

Cc: pcichon@voselaw.com

NOH.docx
137 KB

Mr. Lawless,

Please find attached the Notice of Hearing for the property at 116 85th Avenue, Treasure Island, Florida 33706.

Case No. LANDSCAPE-006398-2025, City of Treasure Island v. Bonnie Nuesse.

The Special Magistrate will hear this matter on:

Wednesday, September 9, 2026 at 1:00 p.m.
City Hall, Commission Chambers
10451 Gulf Boulevard
Treasure Island, Florida 33706

This follows the Notice of Unsafe Building issued June 15, 2026. The compliance date in that notice was August 14, 2026. Staff's position is that the structure remains unfit and unsafe and that the condition has not been abated.

The Notice of Hearing is also being served on Ms. Nuesse by certified mail and first-class mail at both addresses of record, and by posting on the property and at City Hall.

Respectfully,

TREASURE ISLAND

James Dixon

Code Compliance Supervisor

City of Treasure Island

10451 Gulf Blvd., Treasure Island, FL 33706

727-224-2874

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-006398-2025

I hereby certify that a copy of the Notice of Hearing was served on August 28, 2026, by James Dixon via:

x First Class Mail and Certified Mail–Return Receipt Requested, sent to:
Bonnie Nuesse, 116 85th Ave., Treasure Island, FL 33706
(Receipt Attached)

Bonnie Nuesse 200 104th AVE., PO Box 311, Treasure Island, FL 33731-0311
(Receipt Attached)

x Posting on the property at 116 85th Ave., Treasure Island, FL 33706 (Picture Attached)

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

X Notice sent to John Lawless, Bay Area Legal Services at jlawless@bals.org

By: _____

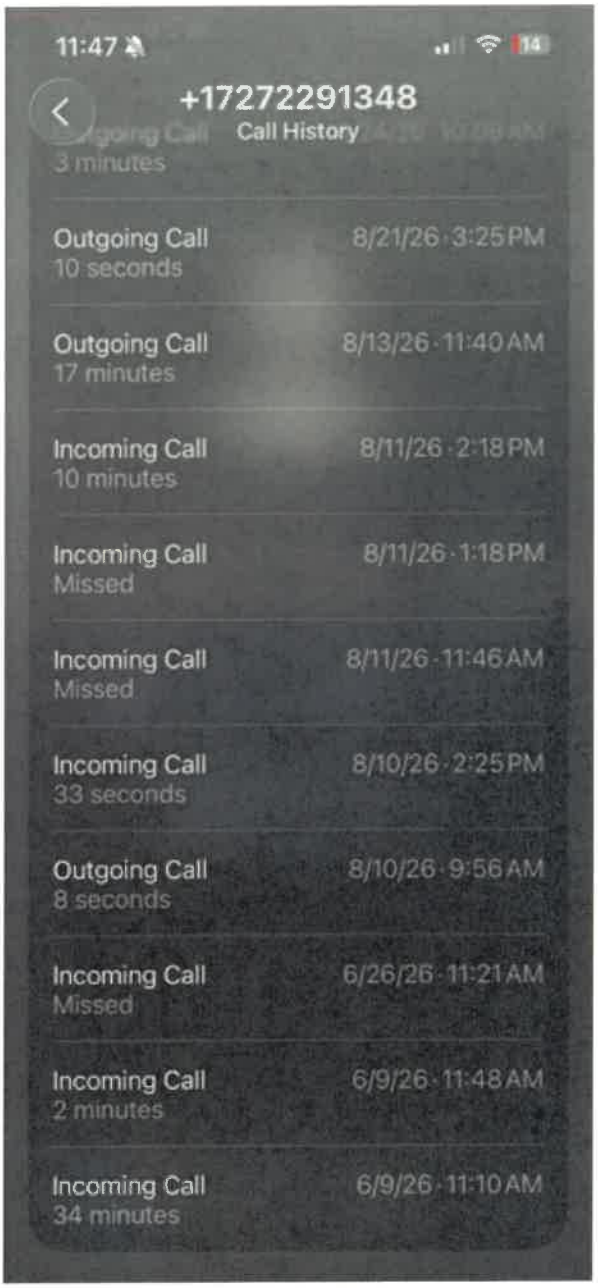
James Dixon
Code Compliance Inspector
City of Treasure Island, FL

State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization, this 28 day of August, 2026, by James Dixon who is personally known to me or has produced Drivers license as identification.

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

_____
Notary Public


11:47
+17272291348
Call History
3 minutes
Outgoing Call
10 seconds
8/21/26 3:25 PM
Outgoing Call
17 minutes
8/13/26 11:40 AM
Incoming Call
10 minutes
8/11/26 2:18 PM
Incoming Call
Missed
8/11/26 1:18 PM
Incoming Call
Missed
8/11/26 11:46 AM
Incoming Call
33 seconds
8/10/26 2:25 PM
Outgoing Call
8 seconds
8/10/26 9:56 AM
Incoming Call
Missed
6/26/26 11:21 AM
Incoming Call
2 minutes
6/9/26 11:48 AM
Incoming Call
34 minutes
6/9/26 11:10 AM


11:47
+17272291348
Call History
Incoming Call
11 minutes
Yesterday · 3:12 PM
Outgoing Call
2 seconds
Monday · 1:12 PM
Outgoing Call
4 seconds
8/28/26 · 4:06 PM
Outgoing Call
9 seconds
8/28/26 · 3:15 PM
Outgoing Call
3 minutes
8/24/26 · 10:09 AM
Outgoing Call
10 seconds
8/21/26 · 3:25 PM
Outgoing Call
17 minutes
8/13/26 · 11:40 AM
Incoming Call
10 minutes
8/11/26 · 2:18 PM
Incoming Call
Missed
8/11/26 · 1:18 PM
Incoming Call
Missed
8/11/26 · 11:46 AM

Showing 1 - 2 of 2 Records

Permit Number	Address	Permit Type	Permit Status	Permit Issue Date	Permit Square Feet	Permit Description	Permit
200701395	116 85TH AVE Treasure Island, FL 33706	Legacy	Complete	11/02/2007	0.00	replace burn up panel to a new 150 amp panel.	Permit
201201334	116 85TH AVE Treasure Island, FL 33706	Legacy	Complete	10/12/2012	0.00	reroof 20 squares. tear off existing. reshingle 4/12 pitch and flat roof. 30# felt underlayment. modified ff2533-R7, shingle FL10124-R7, underlayment FL10450-R3. All work and materials per FBC 2010	Permit
					0.00		

Property Case History

116 85th Avenue, Treasure Island, Florida 33706

Owner / Respondent: Bonnie Nuesse

Parcel: 25-31-15-38430-000-0110 · Herron's Sub No. 7, Lot 11 · RM-15 Hearing:

Special Magistrate, September 9, 2026, 1:00 p.m.

Prepared by James Dixon, Code Compliance Supervisor · September 2, 2026

How to read this sheet

This is a chronological extract of Code cases on 116 85th Avenue from the City's case system (legacy files through Accela). Notes are cleaned for readability. Case numbers for some Accela records were truncated on the source screen; the current enforcement file is **LANDSCAPE-006398-2025**. This history shows a long pattern of complaints. It is background. The hearing is on the June 15, 2026 Notice of Unsafe Building and the August 14, 2026 deadline.

Pattern in the file

From 2011 forward, neighbors and officers reported the same house as rundown, overgrown, unsanitary, or possibly condemned. Trash, vegetation, odor, rodents, mosquitoes, and structural neglect repeat. Courtesy notices and voluntary cleanups occur. The condition returns. The 2023 environmental case already described a tree into the roof and dead landscaping, with a 2024 compliance date. The June 2025 landscape complaint (overgrowth, rats, mosquitoes, overall state of the property) is the file that became the unsafe-structure case now set for hearing.

Chronological cases

March 19, 2007 **200700463** *Legacy — Electrical*

Arcing electrical panel. Electrician stated service needed replacement. Contractor applied for a service-upgrade permit (50-amp range circuit). Staff advised work needed to be underground and requested a copy of the contract.

September 27, 2010 **200800233** *Legacy — Abandoned vehicle*

Complainant reported a white Jeep abandoned in front of the property for two weeks. Inspection September 29, 2010: no vehicle observed. Staff left a message to confirm the address.

October 13, 2011 **201100134** *Legacy — Unsafe / unhealthful*

Neighbor reported unsafe and unhealthful conditions and stated the house had been condemned about eight years earlier. Inspection from the exterior: no violations apparent. Staff requested the complainant call back with a specific concern.

February 2012 **201100655** *Legacy — Trash cans*

trash cans were left out. Inspection on collection week found several cans in the street. Courtesy notice posted. Follow-up: cans were in.

April 2, 2015 **201100625** *Legacy — Trash / yard waste*

trash cans were out all week, yard waste was in the street, and a political sign was in the yard. Two courtesy notices posted for trash; courtesy notice mailed for the violations.

May 6, 2015 **201100346** *Legacy — Sewer*

Neighbor reported the house was not connected to the City sewer system.

May 18, 2015 **201100371** *Legacy — Trash cans*

Neighbor reported trash cans out all weekend. Follow-up checks that week found the cans in compliance.

November 23, 2015 **201100450** *Legacy — Property condition / animals*

Neighbor reported rotted wood, foul odor, alleged mistreatment of animals, rodents, and mosquitoes (notes dated February 2016).

December 14, 2015	**201100391**	*Legacy — Trash cans*

Caller reported trash cans left out all weekend. Courtesy notice mailed with collection schedule and trash rules. Can still out on a later check; courtesy notice posted on the door.

February 2, 2016	**201100489**	*Legacy — Trash cans*

Courtesy notice for a trash can at the curb on a Monday; neighbor said it had been out all weekend. Later checks noted cans OK.

August 16, 2016	**201100495**	*Legacy — Overgrowth*

Citizen reported overgrown trees, bushes, and weeds. File note: see CEB 2017-15 dated December 17, 2016.

February 23, 2017	**201100508**	*Legacy — Animal control / condition*

Animal Control reported an animal-abuse complaint. Abuse could not be verified. ACO asked Code to look at the rundown condition of the house. Staff planned a joint inspection with Larry Jenkins.

October 16, 2018	**201100408**	*Legacy — Overgrowth / debris*

Branches falling into the street. Front landscaping overgrown with garbage in the landscaping. Citizen complaint. Courtesy notice posted and mailed for overgrown trees, shrubs, and weeds.

May 18, 2020	**LIGHT-000040**	*Landscaping & turtle lighting*

SeeClickFix complaint about overgrowth (noted July 14, 2020).

March 12, 2021	**LIGHT-001111**	*Landscaping & turtle lighting*

SeeClickFix complaint about overgrowth.

May 21, 2021	**HELTH-001451**	*Health & sanitation*

Phone call from Officer Malandi regarding potential code violations. Violations observed during a joint inspection with the officer.

July 27, 2021	**LIGHT-001783**	*Landscaping & turtle lighting*

Overgrowth noticed before a complaint. Courtesy notice posted to cut.

October 7, 2022	**LIGHT-003395**	*Landscaping & turtle lighting*

Courtesy notice posted for overgrowth. Notice of violation posted and sent for overgrowth.

February 28, 2023	**ENVIRON-003711**	*Environmental / nuisance*

Environmental case opened (notes in source file dated March 27, 2023).

June 2, 2023	**ENVIRON-004231**	*Environmental / nuisance*

Trees and landscaping overgrown into the street. Trees and plants dead and dried out. Tree growing into the roof. First-time violator. Compliance date noted as June 6, 2024 (entry dated August 21, 2024).

June 10, 2025	**LANDSCAPE-006398-2025**	*Landscaping / current case*

Complaint received for overgrowth, rats, mosquitoes, and the overall state of the property. This is the case now before the Special Magistrate on the June 15, 2026 Notice of Unsafe Building.

May 28, 2026	**LIEN-007056**	*Lien search / admin*

Lien search by PropLogix. Results emailed through Accela / OpenGov.

Source: on-screen case-history export for 116 85th Avenue dated September 2, 2026. Not a certified Accela printout. Attach the system export behind this sheet if the Magistrate wants the raw notes.

MUNICIPAL CODE ENFORCEMENT BOARD
CEB Case #2017-13

PETITIONER,
City of Treasure Island, Florida,
a Municipal Corporation of the State of Florida
120-108th Avenue
Treasure Island, FL
33706-4702
v.

RESPONDENT

Name: **Bonnie Nuesse**
Address: **116 85th Ave**
Treasure Island, FL 33706-3404

Address of Violation:
116 85th Ave, Treasure Island, FL
Parcel ID: 25-31-15-38430-000-0110

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER
(__X__INITIAL HEARING _____ RETURN HEARING ____REPEAT OFFENSE)

This case came for public hearing before the Municipal Code Enforcement Board of the City of Treasure Island on May 17, 2017, after due notice to the Respondent, and the Board, having heard testimony under oath, received evidence, considered stipulations, and heard argument, hereby issues its Findings of Fact, Conclusions of Law, and Order, as follows:

I. FINDINGS OF FACT

The Respondent is the owner in charge of the subject property.
The following conditions, An accumulation of dead vegetation, overgrown trees and shrubs, missing soffit and peeling paint, were first observed on or before February 24, 2017 and were found to exist on the subject property, in violation of the City of Treasure Island Code of Ordinances, Secs: 18-37 and 68-495. The Respondent received sufficient administrative notice by certified mail, first class mail and posting that said conditions constituted these violations.

This Code Enforcement Board finds Respondent to be ____ **In Compliance,**
__X__ **In Violation** of the City of Treasure Code of Ordinances Secs: 18-37 & 68-495 as of April 3, 2017 in that the conditions were not remedied as evidenced by photographs and the City's other evidence as received by the Board.

II. ORDER

The Board hereby issues its Order as follows:

1. Respondent is found to be __X__ In Violation of Sections 18-37 and 68-495
   _____ In Compliance of/with all Code sections, as cited, except as follows:
   as a __X__ First-Time Offender ____ Repeat Offender. Respondent is given until June 16, 2017 to come into compliance.

3. **FOR CASES NOT IN COMPLIANCE**

__X__ A) First Time Offender/Initial Hearing. Respondent has until June 16, 2017 to achieve compliance. If the City files an Affidavit of Compliance by the deadline, a Return Hearing will not be necessary.

_____ B) Return Hearing. Respondent is not in compliance with the Board's compliance deadline of _____.

_____ C) Fine. A fine in the amount of _____ is imposed in favor of the City of Treasure Island, FL whose address is 120 - 108th Avenue, Treasure Island, FL 33706-4702 as follows:

_____ One-time only

_____ To run daily from _____, 2017 through _____, 2017

_____ To run daily from _____ ,2017 and will continue to accrue until the Respondent comes into compliance or until judgment is rendered in a suit filed pursuant to section 162.09 Florida Statutes, whichever occurs first.

A certified copy of this order imposing a fine may be immediately recorded in the public records and thereafter shall constitute a lien against the land on which the violation exists, to wit: 116 85th Ave, Herron's Sub No 7, Lot 11, and upon any other real or personal property owned by Respondent.

_____ D) Continuance Matter is continued to the next board meeting to allow Respondent additional time to comply, if compliance is not achieved by the next Hearing, the Board will assess a fine at that time.

4. **FOR CASES IN COMPLIANCE**

____ No further action

III. Appeal

An aggrieved party, including the city commission, may appeal a final administrative order of the code enforcement board to the circuit court. Such an appeal shall not be a hearing de novo but shall be limited to appellate review of the record created before the code enforcement board. An appeal shall be filed within 30 days of the execution of the order to be appealed.

DONE AND ORDERED this 17th day of May, 2017

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF TREASURE ISLAND, FLORIDA

By _____
Dominique Reiter, Chair
Code Enforcement Board

I HEREBY CERTIFY, that a true and correct copy of the foregoing Findings of Fact, Conclusions of Law, and Order has been sent, by certified mail with return request, to the Respondents this 17th, day of May, 2017.

By: _____
Pamela A. Middleton, Recording Secretary,
Code Enforcement Board

CITY OF TREASURE ISLAND, FLORIDA

Office of the City Clerk

10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 ext. 229 Fax (727) 547-4582
www.mytreasureisland.org | cityclerk@mytreasureisland.org

CERTIFICATION OF OFFICIAL RECORD

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2024205821 08/14/2024 09:04 AM
OFF REC BK: 22892 PG: 503-507
DocType:GOV

STATE OF FLORIDA
COUNTY OF PINELLAS

I, Celine Kidwell, do hereby certify the attached is a true, exact, complete, and unaltered copy of City of Treasure Island, Florida, Affidavit of Compliance for CEB Case # ENVIRON-004242-2023, Property Legal Description, Herron's Sub No. 7 Lot 11, dated April 25, 2024, a 4-page document.

I further certify I am the duly appointed City Clerk of the City of Treasure Island, Florida, the custodian of all City records, and the custodian of the City Seal.

CITY OF TREASURE ISLAND FLORIDA
SEAL
PASSPORT ACCEPTANCE FACILITY

Given under my hand and the Seal of the City of Treasure Island, Florida, on this 26th Day of April 2024.

Celine Kidwell

Celine Kidwell, City Clerk
City of Treasure Island, Florida

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
Return Hearing Case No. ENVIRON-004242-2023

City of Treasure Island, Florida
Petitioner

v.

Bonnie Nuesse
Respondent.
_____/

KEN BURKE, CLERK OF COURT
AND COMPTROLLER PINELLAS COUNTY, FL
INST# 2024205814 08/14/2024 08:56 AM
OFF REC BK: 22892 PG: 485-488
DocType:GOV RECORDING: $35.50

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 April 17, 2024, and, based on the testimony and evidence presented, enters this Order finding a violation of the provisions of the Code discussed below. The following Findings of Fact, Conclusions of Law, and Order are hereby entered:

Findings of Fact

1) The Respondent, Bonnie Nuesse, is the owner of the subject property located at 116 85th Ave., Treasure Island, FL 33706 and appeared in person to the April 17, 2024, Code Enforcement Board.
2) The City of Treasure Island Code Compliance Inspector, Jackie Gabriel, provided evidence that the Respondent was provided notice of the hearing as required by chapter 162, Florida Statutes, and the Code, evidence and testimony regarding the condition of

the property, and evidence that the property was in violation of the provisions of the Code cited in the Notice of Violation. The exhibit packet was received and reviewed.

3) The City of Treasure Island Fire Chief/Assistant City Manager, William Barrs, was called as a witness by the City and provided testimony to the condition of the property, confirmed the hand delivery of the Notice of Violation to the Respondent, and spoke to the safety concerns associated with the discrepancies on the property.

4) The Respondent was afforded an opportunity to present her own evidence and to cross-examine the City's witness. The Respondent's evidence was received and reviewed.

5) 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: the property contains nuisances including overgrown grass, overgrown hedges, overgrown weeds, overgrown vegetation, damage to the exterior of the structure, accumulation of trash, accumulation of vegetation clippings, and accumulation of debris. Additionally, the abutting right-of-way has overgrown weeds and grass, overgrown trees, and dead trees. These violations were first observed by the City on June 2, 2023.

6) A Notice of Violation was mailed first class and Certified First Class, hand delivered to the Respondent, and posted at City Hall on December 12, 2023. A Notice of Hearing was mailed First Class and Certified First Class and posted on the property and at City Hall on April 5, 2024.

7) The Respondent testified that she had received the Notice of Violation and Notice of Hearing and was aware of the violations.

8) Reinspection of the subject property by the City revealed that the violations had not been correct on the date set forth in the Notice of Violation.

Conclusion of Law

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

ORDER

It is, therefore, ordered and adjudged that the Respondent must come into compliance with the Code by June 6, 2024, by correcting the violations by completing the following on the subject property:

1. Cut all weeds and grass to a height lower than 6 inches.
2. Trim all hedges.
3. Remove all mother-in-law plants and palm trees in the front yard and in the right of way or thin both by 50% or more.
4. Remove all dead or discolored vegetation.
5. Repair the damage to the exterior of the property, including the removal of the tree from the house and the repair of the siding.
6. Remove all trash, debris and building materials.
7. Clear the path to the front entrance of the residential structure of all vegetation and remove the building materials and debris. This path must be from the curbline to the front door and must be 4ft. wide.

Upon completion of items listed 1. through 7. above, Respondent is ordered to contact the City for a reinspection of the subject property to confirm that compliance with this Order has been reached. In accordance with section 162.11, Florida Statutes, an aggrieved party, including the City, may appeal this Order to the Circuit Court. Such an appeal shall not be a hearing de-novo but shall be limited to appellate review of the record created before the Code Enforcement

Board. An appeal shall be filed within thirty (30) days of the execution of this Order to be appealed.

DONE AND ORDERED on this 25th day of April 2024, by Tim Bradford, the Chairman of the Treasure Island Code Enforcement Board.

T. Bradford Chair.
Tim Bradford, Chair
Code Enforcement Board

Filed with the City of Treasure Island City Clerk
Date: April 25, 2024
Celine Kidwell
Celine Kidwell, City Clerk

Copies to: Respondent and City of Treasure Island

I#: 2025259925 BK: 23290 PG: 2111, 09/10/2025 at 01:05 PM, RECORDING 2 PAGES
$18.50 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY
DEPUTY CLERK: clk106452

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
Evidentiary Fact Sheet
Case # LANDSCAPE-006398-2025

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 ("Code"), has heard testimony and reviewed all evidence presented at the duly noticed Code Enforcement Board hearing held on August 20, 2025, and, based on the testimony and evidence presented, makes the following findings and 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. Respondent Bonnie Nuesse is the owner of the subject property located at 116 85th Ave., Treasure Island, FL 33706.

2. A Notice of Hearing for Repeat Violation was sent to Respondent via First Class and Certified Mail on August 4, 2025.

3. The subject property contains nuisances including overgrown grass, overgrown hedges, overgrown weeds, overgrown vegetation, damage to the exterior of the structure, accumulation of trash, accumulation of vegetation clippings, and accumulation of debris. Additionally, the abutting right-of-way has overgrown weeds/grass, overgrown trees, and dead trees.

Conclusions of Law

The Board finds that Respondent received proper notice of the Repeat Violations and failed to meet the compliance measures specified in the Notice of Repeat Violation. The Board further finds that Respondent is in violation of the Treasure Island Code of Ordinances Section 18-37 and Section 68-495.

Order

Respondent is found to be a Repeat Violator of Section 18-37 and Section 68-495 of the Code of Ordinances of the City of Treasure Island.

It is therefore ordered and adjudged that Respondent must bring the violations into compliance by taking the following corrective actions on the subject property on or before **4:00pm on Sept. 19, 2025:**

1. remove all dead vegetation

2. remove trees from the roof
3. trim all grass and weeds to 6in. or less
4. trim all bushes, hedges, vegetation
5. remove the palm trees and mother-in-law plants at the front of the property and within the right-of-way
6. remove all building material, trash, and debris

Upon completion of items 1-6 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. Failure to reach compliance on or before **September 19, 2025** shall result in a fine of **$300.00 per day** until the violations are corrected.

In accordance with section 162.11, Florida Statutes, this Order may be appealed 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.

DONE and ORDERED on this 9th day of September, 2025, by Donald Snemis, Chairman of the Treasure Island Code Enforcement Board.

Donald Snemis, Chair
Code Enforcement Board

Filed with the City of Treasure Island City Clerk
Date: 9/9/2025

Lisa-Marie Kennedy, City Clerk

Copies to: Respondent and City of Treasure Island

I#: 2026047869 BK: 23462 PG: 427, 02/23/2026 at 10:20 AM, RECORDING 4 PAGES $35.50 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: clk105364

CODE BOARD FOR
THE CITY OF TREASURE ISLAND, FLORIDA
CEB# LANDSCAPE-006398-2025

CITY OF TREASURE ISLAND,
FLORIDA,

Petitioner,

vs.

Bonnie Nuesse,

Respondent.

_____/

ORDER IMPOSING AND CERTIFYING CODE ENFORCEMENT LIEN

THIS CAUSE came on for public hearing on February 18, 2026, before the undersigned Code Enforcement Board for the City of Treasure Island, Florida with the Respondent, Bonnie Nuesse ("Respondent") who was not present. The purpose of the hearing was to certify a code enforcement lien in the above-captioned case due to Respondent's failure to comply with a Code Enforcement Violation Findings of Fact, Conclusions of Law, and Final Order pertaining to same dated September 19, 2025, a copy of which is attached as Exhibit A ("Final Order").[1] Having considered the sworn testimony, evidence and arguments presented, the Code Enforcement Board finds and orders as follows:

A. FINDINGS OF FACT:

1. The Respondent is the property owner of the subject property located at 116 8th Ave., City of Treasure Island, Florida ("Property"), and legally described as:

2. On August 4, 2025, the Respondent was served with a Notice of Violation ("NOV") alleging the existence of a repeat offender of the City of Treasure Island Code of Ordinances ("City Code") on the Property. Specifically, the NOV identified that the Property/Respondent was in violation of Sections 18-37 and 68-495 of the City of Treasure Island Code of Ordinances.

3. The NOV specified that Respondent was required to correct the violation by September 19, 2025, but Respondent failed to do so.

4. On August 20, 2025, a duly noticed public hearing was held by the undersigned Code Enforcement Board for the City of Treasure Island, regarding the alleged violations. Thereafter, on August 20, 2025, the Code Enforcement Board entered an Order of Violation finding the Property/Respondent in violation as a repeat offender of Sections 18-37 and Section 68-495 for the City of Treasure Island Code of Ordinances.

5. Respondent failed to timely comply with the Order of Violation by the September 19, 2025 deadline. Thereafter, a status hearing was noticed and held on February 18th, 2026, at which time the Respondent was not present and the property remained in violation of Sections 18-37 and Section 68-495 for the City of Treasure Island Code of Ordinances.

B. CONCLUSION OF LAW:

6. Respondent, based on foregoing finding of facts, was in non-compliance with the Violation Order for one hundred and fifty-two (152) days.

7. The Order of Violation imposed a fine of $300.00 per day for the 152 days the Property remained in non-compliance from September 19, 2025, to February 18, 2026.

C. ORDER/IMPOSITION OF LIEN:

8. The Special Magistrate certifies and imposes a lien in the total of amount of $45,600.00.

9. This Order Imposing and Certifying Code Enforcement Lien may be recorded in the public records of Pinellas County, Florida or in any other county in the State of Florida where Respondent owns property, and if so recorded, shall constitute a lien against the Property and any other real or personal property that Respondent owns in Pinellas County or other county in the State of Florida.

ORDERED this 18th day of February, 2026 and executed this 21st day of February, 2026.

Donald M. Snemis, Chair
Code Enforcement Board

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

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

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

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

CERTIFICATE OF SERVICE

I, the undersigned, hereby certify that a true and correct copy of the Order was sent by U.S. Mail on the 20 day of February, 2026 to:

Bonnie Nuesse
116 85th Ave.
Treasure Island, FL 33706

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

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

BY: Tia Dayton Deputy City Clerk
Dated 2/20/96






GARAGE
SALE














1

May 1, 2026 at 3:10:46 PM
116 85th Ave
Treasure Island FL 33706
United States


May 1, 2026 at 3:10:54 PM
116 85th Ave
Treasure Island FL 33706
United States


May 1, 2026 at 3:10:56 PM
116 85th Ave
Treasure Island FL 33706
United States


Feb 3, 2026 at 1:15:10 PM
116 85th Ave
Treasure Island FL 33706
United States
Index number:1971

Feb 3, 2026 at 1:15:16 PM
116 85th Ave
Treasure Island FL 33706
United States
Index number:1972

Feb 3, 2026 at 1:15:21 PM
116 85th Ave
Treasure Island FL 33706
United States
Index number:1973

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116 85th Ave
Treasure Island FL 33706
United States
Index number:1974

Feb 3, 2026 at 1:17:22 PM
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Treasure Island FL 33706
United States
Index number: 1975


Feb 3, 2026 at 1:17:45 PM
116 85th Ave
Treasure Island FL 33706
United States
Index number:1976

Feb 3, 2026 at 1:17:57 PM
116 85th Ave
Treasure Island FL 33706
United States
Index number:1977


Jun 28, 2024 at 1:58:04 PM
123 Bay Plaza
Treasure Island FL 33706
United States


Jun 28, 2024 at 1:58:09 PM
23 Bay Plaza
Treasure Island FL 33706
United States


Jun 28, 2024 at 1:58:33 PM
123 Bay Plaza
Treasure Island FL 33706
United States


Jun 28, 2024 at 2:00:39 PM
116 85th Ave
Treasure Island FL 33706
United States


Jun 28, 2024 at 2:01:01 PM
116 85th Ave
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United States


Jun 28, 2024 at 2:01:24 PM
116 85th Ave
Treasure Island FL 33706
United States


Jun 28, 2024 at 2:01:54 PM
116 85th Ave
Treasure Island, FL 33706
United States


Jun 28, 2024 at 2:02:03 PM
116 85th Ave
Treasure Island FL 33706
United States


Jun 28, 2024 at 2:02:08 PM
116 8.5th Ave
Treasure Island FL 33706
United States


Jun 28, 2024 at 2:02:26 PM
116 85th Ave
Treasure Island FL 33706
United States

Aug 4, 2025 at 2:17:55 PM
116 85th Ave
Treasure Island FL 33706
United States

Aug 4, 2025 at 2:18:00 PM
116 85th Ave
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Aug 4, 2025 at 2:18:12 PM
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Treasure Island FL 33706
United States

Aug 4, 2025 at 2:19:22 PM
116 85th Ave
Treasure Island FL 33706
United States

Aug 4, 2025 at 2:20:00 PM
120 85th Ave
Treasure Island FL 33706
United States

Aug 4, 2025 at 2:29:47 PM
116 85th Ave
Treasure Island FL 33706
United States


Aug 4, 2025 at 2:29:58 PM
116 85th Ave
Treasure Island FL 33706
United States

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Aug 4, 2025 at 2:30:08 PM
116 85th Ave
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Aug 4, 2025 at 2:30:12 PM
116 85th Ave
Treasure Island FL 33706
United States

Aug 4, 2025 at 2:31:29 PM
120 85th Ave
Treasure Island FL 33706
United States

Mar 26, 2026 at 4:39:32 PM
135 85th Ave
Treasure Island FL 33706
United States

Mar 26, 2026 at 4:39:38 PM
135 85th Ave
Treasure Island FL 33706
United States

Mar 26, 2026 at 4:39:48 PM
120 85th Ave
Treasure Island FL 33706
United States

Mar 26, 2026 at 4:40:08 PM
120 85th Ave
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United States

Mar 26, 2026 at 4:40:13 PM
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Mar 26, 2026 at 4:40:19 PM
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United States

Mar 26, 2026 at 4:41:12 PM
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United States


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120 85th Ave
Treasure Island FL 33706
United States

Mar 26, 2026 at 4:41:32 PM
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Treasure Island FL 33706
United States


Mar 26, 2026 at 4:41:44 PM
120 85th Ave
Treasure Island FL 33706
United States


Mar 26, 2026 at 4:42:43 PM
115 Bay Plaza
Treasure Island FL 33706
United States

May 1, 2026 at 3:10:11 PM
116 85th Ave
Treasure Island FL 33706
United States


May 1, 2026 at 3:10:17 PM
116 85th Ave
Treasure Island FL 33706
United States


May 1, 2026 at 3:10:21 PM
116 85th Ave
Treasure Island FL 33706
United States

May 1, 2026 at 3:10:23 PM
116 85th Ave
Treasure Island FL 33706
United States

May 1, 2026 at 3:10:31 PM
116 85th Ave
Treasure Island FL 33706
United States

May 1, 2026 at 3:10:38 PM
116 85th Ave
Treasure Island FL 33706
United States

SPECIAL MAGISTRATE

CITY OF TREASURE ISLAND

COMMISSION CHAMBERS

Agenda Report

Agenda: Case No. LANDSCAPE-006398-2025

Bonnie Nuesse
116 85th Ave.
Treasure Island, FL 33706

Date: September 9, 2026

Prepared By: James Dixon, Code Compliance Supervisor

Summary of Issue: The structure at 116 85th Ave, owned by Bonnie Nuesse, was declared unsafe on June 15, 2026. The owner did not complete any of the three options provided by the City that were cited in the Notice of Unsafe Structure by the August 14, 2026 deadline.


116 85th Ave, Saint
Show search results for
8650
8640
8620
8602
8584
8580
8572
8570
8568
8566
8614
W Gulf Blvd
8598
8578
8572
101
86th Ter
121
127
8601
106
108
118
124
130
134
8602
8625
8615
8601
86th Ave
105
111
125
133
8586
8581
102
118
124
128
130
136
8575
8573
8571
8575
8571
8569
Bay Plz
101
111
123
127
135
115
116
Subject Property
8573
120
124
128
205
209
200
212
313
315
300
306
312
318
324
85th Ave
109
111
113
125
135
141
145
8565
215
333
339
E Bay Dr
1968 Mean High Water Line (MHWL)
124

Parcel Summary (as of 02-Sep-2026)

Parcel Number
25-31-15-38430-000-0110

Owner Name
NUESSE, BONNIE

Property Use
0110 Single Family Home

Site Address
116 85TH AVE
TREASURE ISLAND, FL 33706

Mailing Address
200 104TH AVE
PO BOX 311
TREASURE ISLAND, FL 33731-0311

Legal Description
HERRON'S SUB NO. 7 LOT 11

Current Tax District
TREASURE ISLAND (TI)

Year Built
1940

Living SF	Gross SF	Living Units	Buildings
1,056	1,362	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
07014/2208	$393,800	279.01	A	Current FEMA Maps	Check for EC	Zoning Map	21/31

2026 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2026	$335,406	$184,437	$133,026	$159,437	$108,026

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

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

Notice of Ad Valorem Taxes and Non-Ad Valorem Assessments

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

If Postmarked By	Mar 31, 2026				
Pay this Amount	$2199.30				

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R275374		TI

NUESSE, BONNIE
200 104TH AVE
PO BOX 311
TREASURE ISLAND, FL 33706

PARCEL NO.: 25/31/15/38430/000/0110
SITE ADDRESS:116 85TH AVE, TREASURE ISLAND
PLAT: 21 PAGE: 31
LEGAL:
HERRON'S SUB NO. 7
LOT 11

2025 REAL ESTATE TAX

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	ASSESSED VALUE	EXEMPTION	TAXABLE VALUE	TAXES LEVIED
GENERAL FUND	4.5423	179,588	50,722	128,866	585.35
HEALTH DEPARTMENT	0.0713	179,588	50,722	128,866	9.19
EMS	0.8050	179,588	50,722	128,866	103.74
SCHOOL-STATE LAW	3.0450	179,588	25,000	154,588	470.72
SCHOOL-LOCAL BD.	3.2480	179,588	25,000	154,588	502.10
TREASURE ISLAND	3.8129	179,588	75,722	103,866	396.03
SW FLA WTR MGMT.	0.1831	179,588	50,722	128,866	23.60
PINELLAS COUNTY PLN. CNCL.	0.0175	179,588	50,722	128,866	2.26
JUVENILE WELFARE BOARD	0.8250	179,588	50,722	128,866	106.31
TOTAL MILLAGE	16.5501			GROSS AD VALOREM TAXES	$2,199.30

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
GROSS NON-AD VALOREM ASSESSMENTS	$0.00
COMBINED GROSS TAXES AND ASSESSMENTS	$2,199.30

TAXES BECOME DELINQUENT APRIL 1ST

PLEASE RETAIN TOP PORTION FOR YOUR RECORDS

Adam Ross, Pinellas County Tax Collector

2025 REAL ESTATE TAX

P.O. Box 31149, Tampa, FL 33631-3149
(727) 464-7777 | pinellastaxcollector.gov

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Pay in U.S. funds to **Pinellas County Tax Collector**

• E-check - No fee • Credit card - 2.95% convenience fee

ACCOUNT NUMBER	ESCROW CODE	MILLAGE CODE
R275374		TI

PARCEL NO.: 25/31/15/38430/000/0110

What the City is asking the Magistrate to find

1. The structure at 116 85th Avenue is unsafe, unfit, and a public nuisance under Sec. 8-1, Sec. 18-37, and Sec. 68-495.

2. The June 15, 2026 Notice of Unsafe Building was lawfully served. The August 14, 2026 deadline expired.

3. None of the three compliance options was completed. The conditions remain unabated.

4. Order demolition by a date certain, or authorize the City to abate and recover costs as a lien.

What happened — and what did not

2024 storms	Structure flooded. Substantial Damage Assessment: ~51 inches of water inside.
June 15, 2026	Notice of Unsafe Building issued and served. 60-day clock starts. Deadline: August 14.
August 12, 2026	City accepts late appeal. Notice sent to Bay Area Legal Services.
August 14, 2026	Deadline. No demo permit. No qualifying sale. No demo contract + application.
Aug 28, 2026	Notice of Hearing served (mail, post on property, City Hall, email to counsel).
Sept 9, 2026	Special Magistrate hearing, 1:00 p.m.

June 15, 2026 — three options, one deadline

Owner had to complete ONE of the following by August 14, 2026:

Option 1

Demolish under a City demolition permit. Licensed contractor. Site graded and clean. Final inspection.

Option 2

Sell with a contract that binds the buyer to demolish within 30 days of closing. No occupancy pending demolition. Copy to Building Official inside the 60 days.

Option 3

Fully executed demo contract with a start date no later than 15 days after August 14, plus a complete demolition permit application.

Also: no occupancy; listing must disclose the unsafe declaration and mandatory demolition.

If none completed: City may abate by demolition and assess costs as a lien. (NUB p. 4)

August 14 passed. Nothing required was done.

- No City demolition permit was obtained.
- No qualifying sale contract was delivered to the Building Official.
- No fully executed demolition contract with a start date and complete permit application was delivered.
- The structure was not demolished.
- The public-nuisance condition was not abated.

Codes Violated

Sec. 8-1(b)(3)(f)	Unsafe buildings are public nuisances. Abate by repair, rehabilitation, demolition, or removal. Building Official may initiate action to correct or abate.
Sec. 18-37	Unlawful to maintain conditions conducive to vermin, unsanitary matter, or anything that endangers public health and safety. Owner must abate.
Sec. 68-495	Premises and exteriors kept free of nuisances and unsanitary conditions. Exteriors in good repair. No broken glass or conditions of deterioration.

Staff Actions

June 9, 2026

1. Staff spoke with Bonnie Nuesse informing her that the City will be sending the Notice of Unsafe Structure.

Notice of Unsafe Structure issued June 15, 2026.

1. Notice sent regular mail
2. Notice sent certified mail
3. Notice Posted at Property
4. Notice Posted at City Hall
5. On August 11, I spoke with Bonnie and confirmed she had received the Notice of Unsafe Structure

Notice of Appeal August 12, 2026.

1. Email sent to John Lawless at Bay area legal services.
2. Phone call to Bonnie's Real Estate Agent advising him of the appeal.

Notice of Hearing issued August 28, 2026.

1. Notice sent regular mail
2. Notice sent certified mail
3. Notice Posted at Property
4. Notice Posted at City Hall
5. Notice sent to John Lawless at Bay area legal services
6. Phone call to Bonnie's Real Estate Agent informing him of the hearing date.

Staff Recommendation & Proposed Motion

Staff recommendation: Find violation. Order demolition. Authorize City abatement if she misses the new date.

Proposed motion:

Find that the structure at 116 85th Avenue, Treasure Island, owned by Bonnie Nuesse, is unsafe and a public nuisance in violation of Sections 8-1, 18-37, and 68-495; that the Notice of Unsafe Building dated June 15, 2026 was properly served; and that the owner failed to complete any compliance option by August 14, 2026.

Order the owner to obtain a demolition permit and complete demolition and site clearance by a date certain. If the owner fails to comply, authorize the City to abate the nuisance, including demolition, and assess all costs, fees, and expenses as a lien against the property.

If the owner fails to comply with this order, impose a fine of $250.00 per day from the compliance date until the violation is corrected, each day a separate violation.