CODE ENFORCEMENT BOARD REGULAR MEETING
WEDNESDAY, APRIL 19, 2023 – 2:00 PM
CITY HALL AUDITORIUM, 120 108TH AVENUE, TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

III. CELL PHONE ANNOUNCMENT

IV. ADMINISTRATION OF WITNESS OATH

V. EXPLANATION OF HEARING PROCEDURES

VI. EXPARTE` COMMUNICATION DISCLOSURE

VII. CASE HEARINGS

VII.1CEB 2022-53, 11440 1st St. Unit #6, Mark Calonder
- Evidentiary Fact Sheet.docx
- Initial Complaint from Alan Dowless.pdf
- Before Remodel Pictures.docx
- After Remodel Pictures.docx
- Courtesy Notice of Violation 11-7-22.pdf
- Notice of Violation 12-12-22.pdf
- Proof of Service for Notice of Violation 12-12-22.pdf
- Affidavit of Service for Notice of Violation 12-12-23.pdf
- Proof of Ownership 12-10-23.pdf
- Notice of Hearing 2-10-23.pdf
- Proof of Service for Notice of Hearing 2-10-23.pdf
- Affidavit of Service for Notice of Hearing 2-10-23.pdf
- Proof of Ownership 2-10-23.pdf
- Notice of Hearing 2-24-23.pdf
- Proof of Service for Notice of Hearing 2-24-23.pdf
- Notice of Hearing Certified Tracking Information.docx
- Affidavit of Service for Notice of Hearing 2-24-23.pdf
- Proof of Ownership 2-24-23.pdf
- Correspondence between Mark Calonder and Jackie Gabriel.pdf

Permit Overview.pdf
Permit Field Copy.pdf
Permit Contract.pdf
Permit Snapshot.pdf
Section 66-104.1.pdf
Final Order.docx

VII.2CEB 2023-01, 11425 5th St. E., Kirsta and Michael Trombley
Evidentiary Fact Sheet.docx
Picture 11425 5TH ST E, 11-15-22.JPG
Courtesy Notice, 11425 5th St., 11-18-22.pdf
Notice of Violation, 11425 5th St., 1-19-23.pdf
Notice of Violation Certified Receipt.pdf
Proof of Service for Notice of Violation.pdf
Affidavit of Service for Notice of Violation.pdf
Notice of Hearing, 11425 5th St, 3-24-23.pdf
Proof of Service for Notice of Hearing.pdf
Notice of Hearing Certified Tracking Information.docx
Affidavit of Service for Notice of Hearing.pdf
Proof of Ownership 3-24-23.pdf
Picture 11425 5th ST, 03-31-23.JPG
Permit Submittals and Corrections.pdf
Section 69-51.pdf
Final Order.docx

VII.3ZONE-002952-2022, 10771 Gulf Blvd, 10771 Gulf Blvd. LLC
Evidentiary Fact Sheet.docx
Courtesy Notice, 10771 Gulf Blvd, 05-26-22.docx
Pictures 3-13-23 and 3-18-23.docx
Notice of Violation, 10771 Gulf, 3-20-23.pdf
Proof of Service for Notice of Violation.pdf
Posted Notice of Violation 3-20-23.JPG
Affidavit of Service for Notice of Violation.pdf
Proof of Ownership as of 3-20-23.pdf
Sunbiz as of 3-20-23.docx
Pictures 3-24-23.docx
Notice of Hearing.pdf
Proof of Service for Notice of Hearing.pdf
Affidavit of Service for Notice of Hearing.pdf
Proof of Ownership 3-24-3.pdf
Pictures 4-1-23.docx
Certificate of Completion.pdf
Section 68-32.pdf
Section 68-195.pdf
Final Order.docx

VIII. CITY ATTORNEY, STAFF AND BOARD REPORTS

IX. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

X. 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 120 108th Avenue, Treasure Island, FL, 33706 or by phone at (727) 547-4575 at least two working days prior to the meeting to advise what assistance is needed.

AGENDA ITEM NO. VII.1

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: April 19, 2023

SUBMITTED BY: Jackie Gabriel

ITEM TYPE: CEB Exhibit

AGENDA SECTION: CASE HEARINGS

SUBJECT: CEB 2022-53, 11440 1st St. Unit #6, Mark Calonder

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
Evidentiary Fact Sheet.docx
Initial Complaint from Alan Dowless.pdf
Before Remodel Pictures.docx
After Remodel Pictures.docx
Courtesy Notice of Violation 11-7-22.pdf
Notice of Violation 12-12-22.pdf
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Notice of Hearing 2-10-23.pdf
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Affidavit of Service for Notice of Hearing 2-10-23.pdf
Proof of Ownership 2-10-23.pdf
Notice of Hearing 2-24-23.pdf

Proof of Service for Notice of Hearing 2-24-23.pdf
Notice of Hearing Certified Tracking Information.docx
Affidavit of Service for Notice of Hearing 2-24-23.pdf
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Permit Field Copy.pdf
Permit Contract.pdf
Permit Snapshot.pdf
Section 66-104.1.pdf
Final Order.docx

City of Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
Code Enforcement Board
Evidentiary Fact Sheet
CEB Case #2022-53

RESPONDENT: Mark Calonder

District- RM 15

MAILING ADDRESS: 11440 1st St. E Unit #6
Treasure Island, FL 33706

Parcel ID# - 23-31-15-17937-000-0060

PROPERTY ADDRESS: 11440 1st St. E. Unit #6
Treasure Island, FL 33706

Legal Description – Copa Palms Condo unit 6 together with the use of Boat Slip 3, Parking Space 6 & Storage Unit 6

Address of Violation:11440 1st St. E. Unit #6, Treasure Island, FL 33706

1. Code Enforcement Board Case #2022-53, before you now is a condominium located at 11440 1st ST. E. Unit #6 in the City of Treasure Island. The information contained in this case was determined by City records, County property records, and inspector investigation.

2. In November of 2022 the above property was reported by Alan Dowless for having unpermitted work completed. He provided before and after pictures of the renovations to staff. A Courtesy Notice of Violation was issued on November 7, 2022. Staff mailed and posted a Notice of Violation on December 12, 2022, with a compliance date of January 2, 2023. An extension was granted per the Respondent's request on January 5, 2023, to extend the compliance date to February 3, 2023. Staff mailed and posted the first Notice of Hearing on February 10, 2023. A request by the Respondent to postpone was approved and staff mailed and posted a 2nd Notice of Hearing on February 24th, 2023.

3. The code section violated is Sec. 66-104.1 Permits required

4. To come into compliance, it was necessary to: Apply for and obtain an after the fact permit. The Respondent has completed the necessary permits and inspections however this was completed after the compliance date. The compliance date was February 3, 2023, the permit was applied for on February 14, 2023.

5. Additional documents concerning this case submitted as evidence are:
    1. Initial complaint received from Alan Dowless
    2. Photographs provided by Alan Dowless (before and after)
    3. A copy of the Courtesy Notice of Violation dated November 7, 2022
    4. A copy of the Notice of Violation dated December 12, 2022, with the proof of service, Affidavit of Service, and proof of ownership.
    5. A copy of the initial Notice of Hearing Dated February 10, 2023, with the proof of service, Affidavit of Service and proof of ownership.
    6. A copy of the 2nd Notice of Hearing Dated February 24, 2023, with the proof of service, Affidavit of Service and proof of ownership.
    7. A copy of the correspondence between Mark Calonder and Jackie Gabriel
    8. A copy of the permit overview, permit field copy, permit contract, and permit snapshot.
    9. Section 66-104.1

6. Staff requests that the Board find the respondent in violation of Section 66-104.1 as a first-time violator as of April 19, 2023 with the following motion:

In the case CEB 2022-53, I move that the Code Enforcement Board find that the Respondent was present and based on the testimony and evidence received, it is evident that a violation existed, the remodel was completed without the appropriate permits; however the evidence demonstrates the violation was corrected prior to this hearing and therefore, the Respondent Mark Calonder was in violation of the Treasure Island Code of Ordinances, Section 66-104.1 for the property located at 11440 1st St. E. Unit # 6 Treasure Island, FL 33706 and is a first time violator.

10. This concludes this presentation. I would like to enter all of the City's Exhibits into evidence.

Gabriel, Jackie

From: Trimper, Joshua
Sent: Friday, January 6, 2023 3:46 PM
To: Gabriel, Jackie; Pagan, Chris
Subject: Fw: unit alterations at Copa Palms
Attachments: AFTER 1-22-2022 10-02-58 AM.jpg; BEFORE 77d2f0ae674a51b550be52a231a58d42l-m8xd-w1020_h770_q80.jpg; AFTER 1-22-2022 10-02-57 AM.jpg; BEFORE 77d2f0ae674a51b550be52a231a58d42l-m9xd-w1020_h770_q80.jpg; BEFORE 77d2f0ae674a51b550be52a231a58d42l-m11xd-w1020_h770_q80.jpg; Gmail - RE_ dishwasher - not being installed.pdf; BEFORE 77d2f0ae674a51b550be52a231a58d42l-m15xd-w1020_h770_q80.jpg; Gmail - RE_ dishwasher - not being installed2.pdf; 11-7-2022 7-50-06 AM.pdf; 11-7-2022 7-50-21 AM.pdf; 2022-01-20 unit 6 zillow rental listing.pdf; BEFORE 77d2f0ae674a51b550be52a231a58d42l-m14xd-w1020_h770_q80.jpg; BEFORE 77d2f0ae674a51b550be52a231a58d42l-m12xd-w1020_h770_q80.jpg; BEFORE 77d2f0ae674a51b550be52a231a58d42l-m13xd-w1020_h770_q80.jpg

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From: Trimper, Joshua <jtrimper@mytreasureisland.org>
Sent: Friday, January 6, 2023 9:23 AM
To: Gabriel, Jackie <jgabriel@mytreasureisland.org>
Subject: Fw: unit alterations at Copa Palms

From: Trimper, Joshua
Sent: Monday, November 7, 2022 8:30 AM
To: Gabriel, Jackie <jgabriel@mytreasureisland.org>
Subject: FW: unit alterations at Copa Palms

Josh Trimper
Senior Code Enforcement Inspector
City of Treasure Island
120 108th Ave
Treasure Island, FL 33706
727-547-4575 ext. 232

All government correspondence is subject to the public records law.

From: D D <adowless@gmail.com>
Sent: Monday, November 7, 2022 8:18 AM
To: Trimper, Joshua <jtrimper@mytreasureisland.org>; Enrico Rick John Cellini <rickcellini@gmail.com>
Subject: Re: unit alterations at Copa Palms

Josh,

Mark Calonder, Unit 6, had the following alterations performed in Unit 6 in Nov/Dec 2021, see below:

- Alteration of HOA walls - LR / Kitchen walls removed - 2 walls were removed to open up the kitchen
- New cabinets installed
- New countertop installed
- Electrical work to move outlets in walls to counter top and bar area
- Electrical work to move the refrigerator to the opposite wall
- Plumbing work for icemaker in new refrigerator
- see before and after pics attached.

Prior to these alterations, as HOA President, I discussed these changes with Mark and explicitly asked him to get the city / county permits and submit them to the board for approval prior to doing the work. (see emails attached).

Obviously that never happened as Calonder then posted his unit for rent in Jan 2022, with pics - see attached - of the new work. After seeing the rental posting I checked the Pinellas County Citizens Portal (Accela) and no permits for this work was posted. Nor did Mark ever get a rental permit from the City or County or get licensed by the State DBPR.

In the past 2 weeks I asked Mark for those permits, he admitted that he did not have them. I followed up with him a week later with no response.

Given the fact that we have 10 units and all owners are now subject to safety issues that could arise from unpermitted and sub-standard work to plumbing and electrical in that unit to the HOA owned walls, plumbing and electrical.

I am filing a complaint against unit 6 on the following grounds:

1) No written approval from the HOA Board for HOA owned structural, electrical and plumbing modifications and alterations.
2) No plumbing, electrical or structural permits from the City or County for respective alterations.
3) No license from DBPR to rent unit 6.
4) No city or county permits to rent unit 6.

Mark Calonder has harassed and invaded the privacy of other owners and renters with all of his pictures and daily notes submitted to Rodney Moles for complaints filed with your office. Apparently Mark, Rodney et al, believe that the rules don't apply to them, "people who live in glass houses shouldn't throw stones".

Please take immediate action on these SEVERE SAFETY VIOLATIONS for the health and safety of all owners at Copa Palms Condominium. If you have questions please feel free to contact me.

thanks,
Alan Dowless

On Mon, Nov 7, 2022 at 7:37 AM D D <adowless@gmail.com> wrote:

OK, I'll get that info to you later today. I have emails and before / after pictures.

On Mon, Nov 7, 2022 at 7:32 AM Trimper, Joshua <jtrimper@mytreasureisland.org> wrote:

Alan,

You can email or call me to inform me of unpermitted work. If you have any evidence send it my way and we can investigate.

Josh Trimper
Senior Code Enforcement Inspector
City of Treasure Island
120 108th Ave
Treasure Island, FL 33706
727-547-4575 ext. 232

All government correspondence is subject to the public records law.

From: D D <adowless@gmail.com>
Sent: Friday, November 4, 2022 10:08 PM
To: Trimper, Joshua <jtrimper@mytreasureisland.org>
Subject: unit alterations at Copa Palms

Josh,

what is the process to inform the City of unpermitted and unapproved electrical, plumbing and structural work to our building by one unit owner?

I would like the city to ensure that the work was done to Florida Building Code standards so shoddy unpermitted work doesn't burn down the building and needlessly risk lives in the process.

I have the emails to prove that work was done without permits. I simply want the city to inspect and ensure that the work was done to code.

That's your mandate right?

thanks,
Alan Dowless
3013469900

Before Pictures












MFRMLS

After Pictures





City of

Treasure Island

Florida 33706
Incorporated 1955

120 - 108th Avenue

Phone (727) 547-4575
Fax (727) 547-4584

COURTESY NOTICE OF CODE VIOLATION

November 7, 2022

VIA FIRST-CLASS MAIL

MARK CALONDER
11440 1ST ST E # 6
TREASURE ISLAND, FL 33706

RE: CITY OF TREASURE ISLAND v. MARK CALONDER

COURTESY NOTICE OF VIOLATION

ADDRESS OF VIOLATION:

11440 1ST ST E # 6, TREASURE ISLAND, FL 33706

PROPERTY DESCRIPTION:

Use: Condo
Zoning District: RM-15
Parcel #: 23-31-15-17937-000-0060
Legal Description: COPA PALMS CONDO UNIT 6 TOGETHER WITH THE USE OF BOAT SLIP 3, PARKING SPACE 6 & STORAGE UNIT 6

Dear MARK CALONDER,

On November 7, 2022, the City's Code Enforcement Inspector conducted an inspection of your property located at 11440 1st St E # 6, TREASURE ISLAND, FL 33706 in the City of Treasure Island. It was noted that violations of the following City of Treasure Ordinances existed on the property:
Section:

Sec. 66-104.1 - Permits required. Sec. 46-68 – Compliance required.

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

Section A - Description of Violations.

1. KITCHEN REMODEL WITHOUT REQUIRED PERMITS.
2. CONDUCTING A BUSINESS (RENTAL PROPERTY) WITHOUT A LOCAL BUSINESS TAX RECEIPT.

Section B - Code Provisions Violated.

Sec. 66-104.1 - Permits required.

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this chapter, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator, and the building official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this chapter and all other applicable codes and regulations has been satisfied.

Sec. 46-68. - Compliance required.

It shall be unlawful for any person, either directly or indirectly, to conduct any business or nonprofit enterprise, or to use in connection therewith any vehicle, premises, machine or device, in whole or in part, without required business tax receipt(s) pursuant to any law or ordinance of this city. A business tax receipt, as applicable, must be procured and kept in effect at all such times as required by this chapter or other law or ordinances of this city. A business tax receipt shall be required for all classifications set forth in the schedule of business tax receipts by payment of the tax established in section 46-103.

Section C - Required Corrective Action.

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

1. APPLY FOR AND OBTAIN AN AFTER THE FACT PERMIT FOR A KITCHEN REMODEL.
2. APPLY FOR AND OBTAIN A LOCAL BUSINESS TAX RECEIPT.

This letter serves as a courtesy notice. Your cooperation is appreciated. Please take the required corrective action set forth above to correct the violation within ten (10) days, but not later than midnight November 22, 2022. If corrective action is not taken by this time, the City of Treasure Island Code Enforcement proceedings pursuant to Section 2-163 of the City's Code of Ordinances and Chapter 162 of the Florida Statutes.

Should you have any questions or wish to discuss this matter, I can be reached at (727) 547-4575, Ext. 232.

Joshua Trimper
Code Compliance Inspector
City of Treasure Island, FL

City of

Treasure Island

Florida 33706
Incorporated 1955

120 - 108th Avenue

Phone (727) 547-4575
Fax (727) 547-4584

CITY OF TREASURE ISLAND, FLORIDA
CODE ENFORCEMENT BOARD / SPECIAL MAGISTRATE
CASE NO. CEB 2022-53
NOTICE OF VIOLATION

December 12, 2022

VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED

MARK CALONDER
11440 1ST ST E #6
TREASURE ISLAND, FL 33706

RE: CITY OF TREASURE ISLAND v. MARK CALONDER

NOTICE OF VIOLATION

ADDRESS OF VIOLATION:

11440 1ST ST E #6, TREASURE ISLAND, FL 33706

PROPERTY DESCRIPTION:

Use: Condo
Zoning District: RM-15
Parcel #: 23-31-15-17937-000-0060
Legal Description: COPA PALMS CONDO UNIT 6 TOGETHER WITH THE USE OF BOAT SLIP 3, PARKING SPACE 6 & STORAGE UNIT 6

Dear Mark Calonder,

Please be advised that your property located at 11440 1ST ST E #6, TREASURE ISLAND, FL 33706 is in violation of Section 66-104.1 of the City of Treasure Island Code of Ordinances. The following provides a description of the violations (SECTION A), the code provisions that are being violated (SECTION B), and the required corrective action to bring the property into compliance (SECTION C).

SECTION A - DESCRIPTION OF VIOLATIONS:

KITCHEN REMODEL WITHOUT REQUIRED PERMITS.

SECTION B - CODE PROVISIONS VIOLATED:

Sec. 66-104.1 - Permits required.

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this chapter, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator, and the building official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this chapter and all other applicable codes and regulations has been satisfied.

(Ord. No. 13-10, § 3, 12-3-13)

SECTION C - REQUIRED CORRECTIVE ACTION:

APPLY FOR AND OBTAIN AN AFTER THE FACT PERMIT FOR A KITCHEN REMODEL.

If this violation is not corrected by midnight on JANUARY 2, 2022, the undersigned will request a hearing before the Code Enforcement Board or Special Magistrate of the City of Treasure Island, Florida. The Code Enforcement Board or Special Magistrate may assess penalties including a fine of up to $250 per day for a first time violation and up to $500.00 per day for repeat violations, which, if assessed, could become a lien on your property. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. Such a fine, if not paid, will become a lien on the property, which may be satisfied by foreclosure and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction.

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

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

If you have any questions regarding the contents of this Notice, please contact this office at (727) 547-4575, Ext. 232.

For the City of Treasure Island,

Joshua Trimper
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 assistance to participate in this proceedings.should contact Ruth Nickerson, City Clerk, 120-108th Avenue, Treasure Island, FL 33706, (727) 547-4575, not later than seven days prior to the proceeding. If hearing impaired (TDD) 1-800-955-8771 or Voice (V) 1-800-955-8770 via Florida Relay Service.

CERTIFIED MAIL™

TAMPA FL 335

9022 [illegible]

FP US POSTAGE
$006.57⁰
First-Class - IMI
ZIP 33706
12/12/2022
036B 0011823425

Josh Trimper
Code Enforcement
120 108th Ave
Treasure Island FL 33706

9214 8902 9562 6590 1601 8585 54

L.N. UNC
12/15

MarK Calonder
11440 1st St E #6
Treasure Island FL 33706

NIXIE 339 DE 1 0002/06/23
RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD
BC: 33706470220 *2901-10586-13-39

UNC
33705-465606
~~33706-4706~~

AFFIDAVIT OF SERVICE
CODE ENFORCEMENT BOARD CASE #CEB 2022-53

I hereby certify that a copy of the Notice of Violation was served by:

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

Mark Calonder at 11440 1st St E #6 in Treasure Island, FL 33706 on December 12, 2022.

x Posting on the property at:

11440 1st St E #6, Treasure Island, FL and

x Posting at City Hall on, December 12, 2022, by Josh Trimper.

By: _____
Josh Trimper
Code Compliance Inspector

City of Treasure Island
State of Florida
County of Pinellas

Acknowledged before me this 12th day of December, 2022 by Josh Trimper.

(seal) NOTARY PUBLIC STATE OF FLORIDA STEPHANIE CONATSER MY COMMISSION # GG349502 EXPIRES: July 13, 2023

_____
Notary Public (sign)

__x__ Personally known or
_____ Produced _____ as identification.

23-31-15-17937-000-0060

Compact Property Record Card

Tax Estimator

Updated December 10, 2022

Email Print Radius Search FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
CALONDER, MARK 11440 1ST ST E APT 6 TREASURE ISLAND FL 33706-4656	11440 1ST ST E # 6 TREASURE ISLAND

Property Use: 0430 (Condominium) | Current Tax District: TREASURE ISLAND (TI) | Total Living SF: 650 | Total Gross SF: 650 | 1

[click here to hide] **Legal Description**

COPA PALMS CONDO UNIT 6 TOGETHER WITH THE USE OF BOAT SLIP 3, PARKING SPACE 6 & STORAGE UNIT 6

Tax Estimator | File for Homestead Exemption

Exemption	2023	2024
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

2023 Parcel Use

Homestead Use Percentage: 0.00%

Non-Homestead Use Percentage: 100.00%

Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21645/0776	$236,050 Sales Query	121030279052	A	Current FEMA Maps	28/81

2022 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	$200,642	$200,642	$200,642	$200,642	$200,642

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	$131,179	$131,179	$131,179	$131,179	$131,179
2020	No	$136,084	$136,084	$136,084	$136,084	$136,084
2019	No	$119,122	$119,122	$119,122	$119,122	$119,122
2018	No	$122,393	$122,393	$122,393	$122,393	$122,393
2017	No	$125,015	$109,772	$109,772	$125,015	$109,772
2016	No	$99,793	$99,793	$99,793	$99,793	$99,793
2015	No	$96,047	$95,988	$95,988	$96,047	$95,988
2014	No	$87,882	$87,262	$87,262	$87,882	$87,262
2013	No	$79,329	$79,329	$79,329	$79,329	$79,329
2012	No	$79,144	$79,144	$79,144	$79,144	$79,144
2011	No	$87,228	$87,228	$87,228	$87,228	$87,228
2010	No	$80,808	$80,808	$80,808	$80,808	$80,808
2009	No	$88,480	$88,480	$88,480	$88,480	$88,480
2008	No	$120,100	$120,100	$120,100	$120,100	$120,100
2007	No	$141,200	$141,200	$141,200	N/A	$141,200
2006	No	$148,700	$148,700	$148,700	N/A	$148,700
2005	No	$126,800	$126,800	$126,800	N/A	$126,800
2004	No	$78,500	$78,500	$78,500	N/A	$78,500
2003	No	$70,600	$70,600	$70,600	N/A	$70,600
2002	Yes	$52,400	$50,800	$25,800	N/A	$25,800
2001	Yes	$48,600	$48,600	$24,300	N/A	$24,300
2000	No	$45,900	$45,900	$45,900	N/A	$45,900
1999	No	$44,800	$44,800	$44,800	N/A	$44,800
1998	No	$42,200	$42,200	$42,200	N/A	$42,200
1997	No	$41,300	$41,300	$41,300	N/A	$41,300
1996	No	$34,700	$34,700	$34,700	N/A	$34,700

2022 Tax Information

2022 Tax Bill | Tax District: TI

2022 Final Millage Rate 16.5700

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Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	V/I
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11 Jun 2019	20589 / 1440	$172,700	Q	I
02 Jun 2017	19656 / 1816	$141,000	Q	I
06 Jul 2004	13684 / 2609	$150,000	Q	I
31 Dec 2002	12464 / 0506	$85,000	Q	I

City of Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement Board
Case No. CEB 2022-53

Notice Of Hearing- March 15, 2023 at 2:00pm
(First Offense)

February 10, 2023

VIA First Class Mail and Certified Mail Return Receipt Requested

Mark Calonder
11440 1st St. E #6
Treasure Island, FL 33706

RE: City of Treasure Island v. Mark Calonder

Address of Violation:

11440 1st St. E. #6, Treasure Island, FL 33706

Property Description:

Use: Condo
Zoning District: RM-15
Parcel #: 23-31-15-17937-000-0060
Legal Description: Copa Palms Condo Unit 6 Together with the use of Boat Slip 3, Parking Space 6 & Storage Unit 6

Description of Violation:

Kitchen remodel without required permits.

Violation of Code of Ordinances:

Section 66-104.1

Dear Mark Calonder,

On November 7, 2022, the City provided you a Courtesy Notice for the above referenced property. On December 12, 2022, the City provided you a Notice of Violation for the above referenced property. You were required to correct the violation by January 2, 2023, and upon request, were given an extension to February 3, 2023. It is alleged that you have failed to correct the violation set forth above and specified in the Notice of Violation by the required date. Therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday March 15, 2023, at City Hall, City Auditorium 120 108th Avenue, Treasure Island, FL 33706, and be heard to the alleged violation at the property.

The Code Enforcement Board of the City of Treasure Island was appointed by the Board of City Commissioners pursuant to Chapter 162 of the Florida Statutes. The purpose of the Code Enforcement Board is to provide an equitable, expeditious, and effective method to enforce the City of Treasure Island's Code of Ordinances. In addition, the Code Enforcement Board serves to promote, protect, and improve the health, safety, and welfare of the City's residents. The Code Enforcement Board has the authority to subpoena alleged violators of the City's Code and witnesses to its hearings; to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case; to take testimony under oath; and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a violation into compliance with the applicable Codes. Such steps may include action by the City to correct the violation at the property owner's expense.

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

Any physical evidence you wish the Code Enforcement Board to consider must be submitted at least ten (10) working days before the hearing to:

City of Treasure Island
Community Improvement Department
120 108th Avenue
Treasure Island, FL 33706
Attn: "Code Enforcement Board CEB 2022-53"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned within five days of the receipt of this notice at (727) 547 4575, Ext. 244.

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 Enforcement Officer in the Notice of Violation, the case may still be presented to the Code Enforcement or Special Magistrate even if the violation has been corrected prior to the hearing date. Upon completing any corrective action required, it is your responsibility to contact the City and arrange for an inspection to verify compliance at (727) 547 4575 ext. 244.

After the hearing, the Code Enforcement Board will make findings of facts, conclusions of law, and if a violation is found will issue an order compelling compliance. Failure to comply with an order of the Code Enforcement Board could result in a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations, which, if assessed, could become a lien on your property. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. Such a fine, if not paid, will become a lien on the property, which may be

satisfied by foreclosure and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction.

An aggrieved party may appeal a final administrative order of the Code Enforcement Board to the Circuit Court. Any appeal must be filed within 30 days of the execution of the Board or Special Magistrate's order. Any person desiring to file an appeal to any action taken by the Code Enforcement Board 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. 244.

For the City,

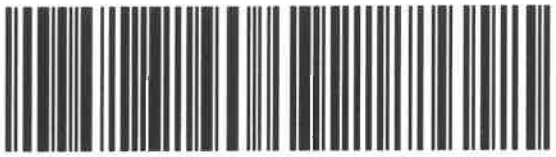
Jackie Gabriel

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, 120 108th Avenue, 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.

Jackie Gabriel
120 108th Ave
Treasure Island FL 33706



9214 8902 9562 6590 1602 0750 73

Mark Calonder
11440 1st St. E
Treasure Island FL 33706

AFFIDAVIT OF SERVICE
CODE ENFORCEMENT BOARD CASE #CEB 2022-53

I hereby certify that a copy of the Notice of Hearing was served by:

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

Mark Calonder, 11440 1st ST. E., Treasure Island, FL 33706
9214890295626590160207507 3

x Posting on the property at:

11440 1st St. E., Treasure Island, FL 33706 and

x Posting at City Hall on, February 10, 2023, by Jackie Gabriel

By: _____
Jackie Gabriel
Code Compliance Inspector
City of Treasure Island, FL

City of Treasure Island
State of Florida
County of Pinellas

Acknowledged before me this 10rd Day of February, 2023 by Jackie Gabriel

_____
Notary Public (sign)

(seal)

__x__ Personally known or
_____ Produced _____ as identification.

L. RENEE TARSITANO
Notary Public
State of Florida
Comm# HH164396
Expires 8/11/2025

23-31-15-17937-000-0060

Compact Property Record Card

Tax Estimator

Updated February 10, 2023

Email Print Radius Search FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
CALONDER, MARK 11440 1ST ST E APT 6 TREASURE ISLAND FL 33706-4656	11440 1ST ST E # 6 TREASURE ISLAND

Property Use: 0430 (Condominium) | Current Tax District: TREASURE ISLAND (TI) | Total Living SF: 650 | Total Gross SF: 650 | 1

[click here to hide] **Legal Description**

COPA PALMS CONDO UNIT 6 TOGETHER WITH THE USE OF BOAT SLIP 3, PARKING SPACE 6 & STORAGE UNIT 6

Tax Estimator | File for Homestead Exemption

Exemption	2023	2024
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

2023 Parcel Use

Homestead Use Percentage: 0.00%
Non-Homestead Use Percentage: 100.00%
Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
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2010	No	$80,808	$80,808	$80,808	$80,808	$80,808
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2008	No	$120,100	$120,100	$120,100	$120,100	$120,100
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1998	No	$42,200	$42,200	$42,200	N/A	$42,200
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2022 Tax Bill | Tax District: TI

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06 Jul 2004	13684 / 2609	$150,000	Q	I
31 Dec 2002	12464 / 0506	$85,000	Q	I
21 Jun 2000	10953 / 1987	$50,000	Q	

2022 Land Information

Seawall: No | Frontage: | View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
No Land Information						

[click here to hide] 2023 Building 1 Structural Elements Back to Top

Site Address: 11440 1ST ST E # 6

Building Type: **Garden - No Elevator**

View: **Street**

Location: **Corner**

Floor number: **2**

Complex Pool

Complex Marina

Quality: **Average**

Balcony/Porch: **None**

Exterior Wall: **Masonry**

Stories: **1**

Living units: **1**

Year Built: **1969**

No Building Drawing Available

Compact Property Record Card

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Base (BAS)	650	650
	Total Living SF: **650**	Total Gross SF: **650**

[click here to hide] 2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
STORAGE	$1,000.00	1.00	$1,000.00	$1,000.00	1969
MULTI PKG	$1,000.00	1.00	$1,000.00	$1,000.00	1969
BOAT SLIP	$10,000.00	1.00	$10,000.00	$10,000.00	2008

[click here to hide] 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
MECC-001793-2021	HEAT/AIR	31 Mar 2021	$5,100
201600329	ADDITION/REMODEL/RENOVATION	04 Mar 2016	$2,800
201600330	MISCELLANEOUS	04 Mar 2016	$1





If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and res

City of Treasure Island, Florida

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Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement Board
Case No. CEB 2022-53

Notice Of Hearing- April 19, 2023, at 2:00pm
(First Offense)

February 24, 2023

VIA First Class Mail and Certified Mail Return Receipt Requested

Mark Calonder
11440 1st St. E. #6
Treasure Island, FL 33706

RE: City of Treasure Island v. Mark Calonder

Address of Violation:

11440 1st St. E. #6, Treasure Island, FL 33706

Property Description:

Use: Condo
Zoning District: RM-15
Parcel #: 23-31-15-17937-000-0060
Legal Description: Copa Palms Condo Unit 6 Together with the use of Boat Slip 3, Parking Space 6 & Storage Unit 6

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For the City,

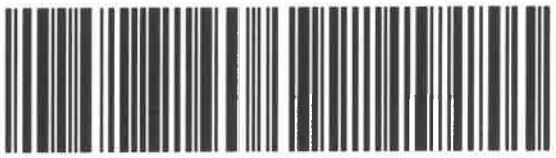
Jackie Gabriel

Code Compliance Inspector

City of Treasure Island, FL

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Jackie Gabriel
120 108th Ave
Treasure Island FL 33706



9214 8902 9562 6590 1602 1586 15

Mark Calonder
11440 1st St. E
Treasure Island FL 33706

Notice of Hearing Tracking Information

https://www.certifiedmailstream.com/viewtrackingdetails.asp?TrackingNumber=9214890295626590160225184 2&BatchNumber=276713

Mailpiece Information

Reference (Shown on Signature):	Internal Reference/Description	Return Address	Destination Address	Date Mailed	Last Delivery Status
		Jackie Gabriel 120 108th Ave Treasure Island, FL 33706	Kirsta and Michael Trombley 11425 5th St. E. Treasure Island, FL 33706	3/24/2023	Reminder to Schedule Redelivery of your item , 2023-04-03

USPS Tracking Details

Date	Status of Item	Location
2023-04-03,	Reminder to Schedule Redelivery of your item	,
2023-03-29, 1:02 pm	Notice Left (No Authorized Recipient Available)	SAINT PETERSBURG, FL 33706
2023-03-28, 1:19 pm	Departed USPS Regional Facility	SARASOTA FL DISTRIBUTION CENTER,
2023-03-28, 7:48 am	Arrived at USPS Regional Facility	SARASOTA FL DISTRIBUTION CENTER,
2023-03-27, 10:57 pm	Arrived at USPS Facility	TAMPA, FL 33630
2023-03-24,	Pre-Shipment Info Sent to USPS, USPS Awaiting Item	,

AFFIDAVIT OF SERVICE
CODE ENFORCEMENT BOARD CASE #CEB 2022-53

I hereby certify that a copy of the Notice of Hearing was served by:

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

Mark Calonder, 11440 1st St. E. #6, Treasure Island, FL 33706
9214890295626590160215 8615

x Posting on the property at:

11440 1st St. E., Treasure Island, FL 33706 and

x Posting at City Hall on, February 24, 2023, by Jackie Gabriel

By: _____
Jackie Gabriel
Code Compliance Inspector
City of Treasure Island, FL

City of Treasure Island
State of Florida
County of Pinellas

Acknowledged before me this 24th Day of February, 2023 by Jackie Gabriel

_____
Notary Public (sign)

(seal)

__x__ Personally known or
_____ Produced _____ as identification.

KRISTIN L. COOK
Notary Public, State of Florida
Commission No. GG919645
Commission Expires 10/06/2023

23-31-15-17937-000-0060

Compact Property Record Card

Tax Estimator

Updated February 24, 2023

Email Print Radius Search FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
CALONDER, MARK 11440 1ST ST E APT 6 TREASURE ISLAND FL 33706-4656	11440 1ST ST E # 6 TREASURE ISLAND

Property Use: 0430 (Condominium) | Current Tax District: TREASURE ISLAND (TI) | Total Living SF: 650 | Total Gross SF: 650 | 1

[click here to hide] **Legal Description**

COPA PALMS CONDO UNIT 6 TOGETHER WITH THE USE OF BOAT SLIP 3, PARKING SPACE 6 & STORAGE UNIT 6

Tax Estimator | File for Homestead Exemption

Exemption	2023	2024
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

2023 Parcel Use

Homestead Use Percentage: 0.00%
Non-Homestead Use Percentage: 100.00%
Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

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2008	No	$120,100	$120,100	$120,100	$120,100	$120,100
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1999	No	$44,800	$44,800	$44,800	N/A	$44,800
1998	No	$42,200	$42,200	$42,200	N/A	$42,200
1997	No	$41,300	$41,300	$41,300	N/A	$41,300
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2022 Land Information

Seawall: No | Frontage: | View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
No Land Information						

[click here to hide] 2023 Building 1 Structural Elements Back to Top

Site Address: 11440 1ST ST E # 6

Building Type: **Garden - No Elevator**

View: **Street**

Location: **Corner**

Floor number: **2**

Complex Pool

Complex Marina

Quality: **Average**

Balcony/Porch: **None**

Exterior Wall: **Masonry**

Stories: **1**

Living units: **1**

Year Built: **1969**

No Building Drawing Available

Compact Property Record Card

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Base (BAS)	650	650
	Total Living SF: **650**	Total Gross SF: **650**

[click here to hide] 2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
STORAGE	$1,000.00	1.00	$1,000.00	$1,000.00	1969
MULTI PKG	$1,000.00	1.00	$1,000.00	$1,000.00	1969
BOAT SLIP	$10,000.00	1.00	$10,000.00	$10,000.00	2008

[click here to hide] 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
MECC-001793-2021	HEAT/AIR	31 Mar 2021	$5,100
201600329	ADDITION/REMODEL/RENOVATION	04 Mar 2016	$2,800
201600330	MISCELLANEOUS	04 Mar 2016	$1





If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and res

Gabriel, Jackie

From: Mark Calonder <mrkcal@hotmail.com>
Sent: Friday, February 24, 2023 10:55 AM
To: Gabriel, Jackie
Subject: RE: 11440 1st St Unit 6 - update

ALSO—I'll be able to be reached while in Panama. Feel free to write anytime.
Mark

Sent from Mail for Windows

From: Mark Calonder
Sent: Thursday, February 23, 2023 3:29 PM
To: Gabriel, Jackie
Subject: RE: 11440 1st St Unit 6 - update

Hi Jackie—
It was good seeing you this morning in front of your office. Thanks for moving this out.
Mark

Sent from Mail for Windows

From: Gabriel, Jackie
Sent: Wednesday, February 22, 2023 2:02 PM
To: Mark Calonder
Subject: RE: 11440 1st St Unit 6 - update

Mr. Calonder,
This hearing will be postponed to the Code Enforcement Board meeting on April 19, 2023 @ 2:00 PM per your request. Staff will be posting an updated Notice of Hearing this week.

Thank you,

Jackie Gabriel
Code Compliance Inspector
City of Treasure Island
120 108th Ave
Treasure Island, FL 33706
727-486-8070

All government correspondence is subject to the public records law.

From: Mark Calonder <mrkcal@hotmail.com>
Sent: Friday, February 17, 2023 4:20 PM
To: Gabriel, Jackie <jgabriel@mytreasureisland.org>
Subject: RE: 11440 1st St Unit 6 - update

Hi Jackie—
Thanks for the quick reply.
I think it would be best if the hearing is pushed out to April, please.
Is there anything that you need from me to help get this done?
Mark

Sent from Mail for Windows

From: Gabriel, Jackie
Sent: Friday, February 17, 2023 3:29 PM
To: Mark Calonder
Subject: RE: 11440 1st St Unit 6 - update

Mr. Calonder,

Once a matter has been scheduled for the Code Enforcement Board there are 2 options for resolution:

1. Sign a joint stipulation with the City. A joint stipulation states you are a first-time violator.
2. Appear before the Code Enforcement Board and they will review the evidence to determine if you are a first-time violator.

As noted in the Notice of Hearing "the case may still be presented to the Code Enforcement or Special Magistrate even if the violation has been corrected prior to the hearing date". Are you still requesting it to be postponed to the April Board or is a Joint stipulation an option you would like to consider?

Jackie Gabriel
Code Compliance Inspector
City of Treasure Island
120 108th Ave
Treasure Island, FL 33706
727-486-8070

All government correspondence is subject to the public records law.

From: Mark Calonder <mrkcal@hotmail.com>
Sent: Friday, February 17, 2023 2:24 PM
To: Gabriel, Jackie <jgabriel@mytreasureisland.org>
Subject: RE: 11440 1st St Unit 6 - update

Hi Jackie—
Happy Friday to you. A couple of very important points to review with you today (02/17/23).

A) Larry from T.I., and an insured, qualified contractor came by again today and completed (approved) the final inspection and permitting process. (See attached)
    a. BLDC: **-005283-2023**
B) I've copied and pasted by Itinerary for Panama City, PAN below for your review

Question: Given that the inspection and permitting are properly filed and approved, is there any way that we can simply delete the court hearing?
Let me know what you think, please.
Mark Calonder

Tu itinerario actualizado

Fri, 03Mar, 2023 • CM394

Sin cambios

Tampa (TPA)
03:43 PM

Panama City (PTY)
07:16 PM

Sun, 02Apr, 2023 • CM393

Cambios

Panama City (PTY)
09:44 AM

Tampa (TPA)
02:06 PM

Puedes revisar la información completa de tu reserva, llenar la información de pasajeros y seleccionar asientos a través de Mis Viajes.

Administra tu reserva

Sent from Mail for Windows

From: Gabriel, Jackie
Sent: Tuesday, February 14, 2023 2:32 PM
To: Mark Calonder
Subject: RE: 11440 1st St Unit 6 - update

Hi Mark,

If you can provide airline evidence showing the dates you will be out of the country and when you will be returning, the City will consider postponing the Code Enforcement Board meeting. If you wish to provide evidence in advance, you may submit it as directed in the Notice of Hearing 10 working days prior as stated in the notice, and it will be included in the agenda packet.

Alternatively, if you wish to enter into a joint stipulation, the Code Enforcement Board for this matter would be cancelled. A joint stipulation states you are a first-time violator and will come into compliance by an agreed upon date. In the event the requirements of the stipulation are not met, the process will immediately return to hearing, at which point fines could be assessed. If you would like to proceed with this option, the City can draft up a stipulation to send to you.

Thank you,

Jackie Gabriel
Code Compliance Inspector
City of Treasure Island
120 108th Ave
Treasure Island, FL 33706
727-486-8070

All government correspondence is subject to the public records law.

From: Mark Calonder <mrkcal@hotmail.com>
Sent: Friday, February 10, 2023 8:42 PM
To: Gabriel, Jackie <jgabriel@mytreasureisland.org>
Subject: RE: 11440 1st St Unit 6 - update

Hi Jackie—
I'm not exactly certain as to why, but I've yet to receive a response from your offices.
Regardless, I am pushing the resolution forward. The contractor came out, stated his opinion that there is no plumbing permit required and that he'll obtain the permit today (FRI). He followed up with me this afternoon to let me know that he did, in fact, pull the correct permit, even though your online system was not working.
This remains to be seen, but his opinion while here is that there really isn't that much that needs to be cleared, given how small the job was.
I also got the notification that I am to appear in court in MID March. I'll be out of the country at that time – a work trip planned and approved weeks ago. That being said, the contractor and I both think that this entire permitting process will be wrapped and completed before that court date.
As stated earlier, and given the notice I received today, it bears repeating: I was told multiple times by multiple people in your office that as long as I was pushing this forward, your team would work with me to get this completed. As the contractor also stated while here, it's nearly impossible to get people to show up and do the assigned tasks at hand.
We're nearing the final steps in finally getting this completed.
Mark

Sent from Mail for Windows

From: Mark Calonder
Sent: Wednesday, February 8, 2023 6:08 PM
To: Gabriel, Jackie
Subject: RE: 11440 1st St Unit 6 - update

Jackie-
Quick update: contractor came out this afternoon. He's going to be pushing this forward as fast as can.
Mark

Sent from Mail for Windows

From: Mark Calonder
Sent: Thursday, February 2, 2023 4:35 PM
To: Gabriel, Jackie
Subject: RE: 11440 1st St Unit 6 - desperate for help- please reply

Hi Jackie—
So—I'm getting no replies from your office nor from the sub-contractor…so I'm fed up.
I don't know what to do any more about this. From the beginning, God knows, I am TRYING to do the right thing and I get no where.
Mark

Sent from Mail for Windows

From: Mark Calonder
Sent: Wednesday, February 1, 2023 10:23 AM
To: Gabriel, Jackie
Subject: RE: 11440 1st St Unit 6 - electrical work done

Hi Jackie—
It's FEB 1st and I still don't know when Michael is coming back out to do his part of this work.
I'm at a loss as to how to get this work accomplished any faster. I know he's trying, though.
I didn't get a reply from your office, so pardon me for being persistent- is there any way that I can get an extension on this work?
Please send me your thoughts. Thanks, in advance, for your help.
Mark

Sent from Mail for Windows

From: Mark Calonder
Sent: Friday, January 27, 2023 11:48 AM
To: Gabriel, Jackie
Subject: RE: 11440 1st St Unit 6 - electrical work done

Just spoke w/ Michael again and he confirmed that he can, in fact, come early next week. He wasn't able to give me a date though.
Is there any way that I can ask for a small extension, please?
Call or write whenever you get a spare moment. I'm pushing this as hard as I know how to get done.
Thank you for all your time and considerations.
Mark

Sent from Mail for Windows

From: Mark Calonder
Sent: Thursday, January 26, 2023 10:06 AM
To: Gabriel, Jackie
Subject: RE: 11440 1st St Unit 6 - electrical work done

Ok.

Great. Just wanted to be sure that we're on the same page.
FYI- Subcontractor, Michael, is coming to my house again early next week.
Mark

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Gabriel, Jackie" <jgabriel@mytreasureisland.org>
Date: 1/26/23 8:07 AM (GMT-05:00)
To: Mark Calonder <mrkcal@hotmail.com>
Subject: RE: 11440 1st St Unit 6 - electrical work done

Mark,
The call from our office on 1/25/23 was in reference to the electrical work you had inspected on 1/25/23. That does not include the required after-the-fact permit and Notice of Violation.

Jackie Gabriel
Code Compliance Inspector
City of Treasure Island
120 108th Ave
Treasure Island, FL 33706
727-486-8070

All government correspondence is subject to the public records law.

From: Mark Calonder <mrkcal@hotmail.com>
Sent: Wednesday, January 25, 2023 4:21 PM
To: Gabriel, Jackie <jgabriel@mytreasureisland.org>
Subject: RE: 11440 1st St Unit 6 - electrical work done

FYI—
I just e-mailed Michael and will keep trying to reach him.
Meanwhile, I just got a call @ 3:25 from your office stating that everything is closed up and there's nothing more that I need to do. Should I ignore that call or maybe you can shed some light on this?
Mark

Sent from Mail for Windows

From: Mark Calonder
Sent: Wednesday, January 25, 2023 3:15 PM
To: Gabriel, Jackie
Subject: RE: 11440 1st St Unit 6 - electrical work done

Thanks for stopping by, just now.
I'll call Michael and these others if Michael is no longer available.
Mark

Sent from Mail for Windows

From: Mark Calonder
Sent: Wednesday, January 25, 2023 2:35 PM
To: Gabriel, Jackie
Subject: RE: 11440 1st St Unit 6 - electrical work done

Hi Jackie—
I totally get where you're coming from. Thanks for the list below.
Larry stopped by today, inspected my electrical panel, approved it and stated that he was going to close my case, including the "after the fact" permitting.
Can you please confirm?
Thanks a bunch.
Mark

Sent from Mail for Windows

From: Gabriel, Jackie
Sent: Wednesday, January 25, 2023 2:21 PM
To: Mark Calonder
Subject: RE: 11440 1st St Unit 6 - electrical work done

Hi Mark,
As staff I cannot recommend any contractors. However, we have identified some contractors that have pulled after-the-fact permits in the past. They are listed below. Unfortunately, we need to move open code cases along to gain compliance and will not grant any further extensions.

7 Pines Development
(214) 277-1200
info@strandcompany.com

Good and Efficient Contractors
(727) 643-9241
goodefficient@yahoo.com

Dr. Lemler Inc.
(727) 410-2490
dlemler@tampabay.rr.com

Vetted Security Solutions
(727) 623-6965
tampabayblueprints@gmail.com

Greg Mangini LLC
(727) 741-4718
Gamangini56@hotmail.com

Jackie Gabriel

Code Compliance Inspector
City of Treasure Island
120 108th Ave
Treasure Island, FL 33706
727-486-8070

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From: Mark Calonder <mrkcal@hotmail.com>
Sent: Wednesday, January 25, 2023 10:40 AM
To: Gabriel, Jackie <jgabriel@mytreasureisland.org>
Subject: RE: 11440 1st St Unit 6 - electrical work done

Hi Jackie—
I understand what you're saying and I appreciate the extensions.

A. It's nearly impossible to find a contractor that will perform the after-fact permit.
    a. Would you happen to know of one?
    b. The one I was sent was far too expensive
B. Today, I'm getting the installed circuit breakers inspected by T.T.
C. This coming MON., I'm getting a few outlets changed out
D. Can I ask for an extension?

Please let me know on all of the above. I sure would appreciate it.
Thanks a bunch.
Mark

Sent from Mail for Windows

From: Gabriel, Jackie
Sent: Wednesday, January 25, 2023 10:29 AM
To: Mark Calonder
Subject: RE: 11440 1st St Unit 6 - electrical work done

Hi Mark,

Our ultimate goal is compliance, which is why we provided you approximately 1.5 months extension from the initial compliance date on the courtesy notice. However, the code enforcement process needs to continue when there is a lack of progress to remedy the original violation of the kitchen remodel without permits. The code enforcement process is lengthy and cases can easily fall to the wayside if we do not continue the process in a timely manner.

Thank you,

Jackie Gabriel
Code Compliance Inspector
City of Treasure Island
120 108th Ave
Treasure Island, FL 33706
727-486-8070

All government correspondence is subject to the public records law.

From: Mark Calonder <mrkcal@hotmail.com>
Sent: Tuesday, January 24, 2023 9:41 AM
To: Gabriel, Jackie <jgabriel@mytreasureisland.org>
Subject: RE: 11440 1st St Unit 6 - electrical work done

Good morning.
Thanks for your response.
I've been told multiple times during this process that as long as I am working with you guys and staying in touch that we could avoid going to a court date.
Am I misreading your note?

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Gabriel, Jackie" <jgabriel@mytreasureisland.org>
Date: 1/24/23 8:45 AM (GMT-05:00)
To: Mark Calonder <mrkcal@hotmail.com>
Subject: RE: 11440 1st St Unit 6 - electrical work done

Good morning,
Our next steps are to continue moving forward with the Code Enforcement process and schedule a formal Code Board.

Jackie Gabriel
Code Compliance Inspector
City of Treasure Island
120 108th Ave
Treasure Island, FL 33706
727-486-8070

All government correspondence is subject to the public records law.

From: Mark Calonder <mrkcal@hotmail.com>
Sent: Monday, January 23, 2023 4:44 PM
To: Gabriel, Jackie <jgabriel@mytreasureisland.org>
Subject: RE: 11440 1st St Unit 6 - electrical work done

And what if I can't complete things by that date?
It's not going to be easy.
Thanks

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Gabriel, Jackie" <jgabriel@mytreasureisland.org>
Date: 1/23/23 4:36 PM (GMT-05:00)
To: Mark Calonder <mrkcal@hotmail.com>
Subject: RE: 11440 1st St Unit 6 - electrical work done

Hi Mark,
I'm glad he's on top of that. I understand the challenge of getting someone out; however, please keep in mind the compliance date to apply for and obtain the after-the-fact is February 3rd. Thank you for keeping me up to date.

Jackie Gabriel
Code Compliance Inspector
City of Treasure Island
120 108th Ave
Treasure Island, FL 33706
727-486-8070

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From: Mark Calonder <mrkcal@hotmail.com>
Sent: Monday, January 23, 2023 4:25 PM
To: Gabriel, Jackie <jgabriel@mytreasureisland.org>
Subject: RE: 11440 1st St Unit 6 - electrical work done

He said he's checking into the final inspection for his work tomorrow.
Once the final inspection has been completed, I'll re-address the after-the-fact permitting. Since what was done today was a major issue, I hope after the fact permitting goes smoother. Please bear with me as I schedule all of this. These guys are all incredibly busy. It's hard to get anyone over here.
Mark

Sent from Mail for Windows

From: Gabriel, Jackie
Sent: Monday, January 23, 2023 4:15 PM
To: Mark Calonder
Subject: RE: 11440 1st St Unit 6 - electrical work done

Hi Mark,
Thank you for updating me on that. For the breaker permit (ELEC-005181-2023) the final inspection will need to be scheduled and completed. The after-the-fact permit still needs to be applied for and obtained per my records. Thank you again for keeping me up to date.

Jackie Gabriel
Code Compliance Inspector
City of Treasure Island
120 108th Ave
Treasure Island, FL 33706
727-486-8070

All government correspondence is subject to the public records law.

From: Mark Calonder <mrkcal@hotmail.com>
Sent: Monday, January 23, 2023 4:10 PM
To: Gabriel, Jackie <jgabriel@mytreasureisland.org>
Subject: RE: 11440 1st St Unit 6 - electrical work done

Hi Jackie—
Another update to you: just had a licensed and insured electrician replace the improperly installed breakers (*Paid w/ Check #: 1070*). This needed to be replaced to meet T.I. code. Permit filed and approved by licensed electrician : #: **ELEC-005181-2023.**
The same electrician, **LJ** from **Bay's Best Electric**, will coordinate next steps regarding his work.
What else should I be doing?
Mark

Sent from Mail for Windows

From: Mark Calonder
Sent: Thursday, January 12, 2023 2:26 PM
To: Gabriel, Jackie
Subject: RE: 11440 1st St Unit 6

Hi Jackie—
FYI- just spoke with Larry to be sure that I am doing the right thing, thus far.
I've got an electrical subcontractor coming in next week to put in an upgraded electrical panel, as was requested by your team.
The contractor is submitting all permits.
Larry stated that:

A. It's 'ok' if I keep in just you updated (*I don't need to update him too*)
B. That the upgrade to the panel next week will satisfy the panel upgrade request the city has requested
C. And that the new panel needs a permit prior to work being done.

Again—just keeping you informed.
Mark

Sent from Mail for Windows

From: Mark Calonder
Sent: Wednesday, January 11, 2023 11:13 AM
To: Gabriel, Jackie
Subject: RE: 11440 1st St Unit 6

Hi there-
A. New work. Yes, he and I are aware that he's got to go by permitting rules. He knows he's not allowed to proceed until the city allows.
If he follows the process, can we allow him to proceed?

B. Old word. Yes. It was done by a licensed, insured contractor. This contractor that did the previous work is not willing to do the after the fact permitting process.

Does this answer your questions?
Mark

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Gabriel, Jackie" <jgabriel@mytreasureisland.org>
Date: 1/11/23 10:37 AM (GMT-05:00)
To: Mark Calonder <mrkcal@hotmail.com>
Subject: Re: 11440 1st St Unit 6

Mark,
The permit has to be issued before he can proceed. Once he puts the application in with the City it has to go through a process before he can begin. For the work that was already completed, was that done by a contractor? I understand it is a time consuming process and definitely appreciate your efforts.

Jackie Gabriel

Sent from my iPhone

> On Jan 11, 2023, at 10:31 AM, Mark Calonder <mrkcal@hotmail.com> wrote:
>
> Ok—thanks. I'll let him know he can proceed, once I get his proposal.
> I've gotten 1 quote to do the after the fact permitting process and the 2nd person has yet to show up. God knows I am trying, but a lot of these guys are nearly impossible to show up.
>
> The 1st proposal I got was for about $8,000. I don't think that's a fair amount.
> Let's stay in touch, though. Please bear in mind that I've got a regular full-time job, so it's not always possible for me to put in the hours needed to get this all completed.
> **Mark**
>
> Sent from Mail for Windows
>
> ---
>
> **From:** Gabriel, Jackie
> **Sent:** Wednesday, January 11, 2023 10:15 AM
> **To:** Mark Calonder
> **Subject:** Re: 11440 1st St Unit 6
>
> Good morning,
> He can begin that work once the permit has been issued. The pressing issue on my end is getting that after the fact permit addressed. Do you have another contractor coming in to handle that? Thank you for keeping me up to date through this, I greatly appreciate it!
>
> Jackie Gabriel
>
> Sent from my iPhone

On Jan 11, 2023, at 10:07 AM, Mark Calonder <mrkcal@hotmail.com> wrote:

Hi Jackie—
He's going to pull a permit for upgrading my current cabinet but he doesn't want to perform the 'after the fact' permit.
Once his current permit is filed, can I allow him to proceed with upgrading my cabinet?
Mark

Sent from Mail for Windows

From: Mark Calonder
Sent: Tuesday, January 10, 2023 3:51 PM
To: Gabriel, Jackie
Subject: RE: 11440 1st St Unit 6

I think he's doing both--
Let me double check on that.

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Gabriel, Jackie" <jgabriel@mytreasureisland.org>
Date: 1/10/23 3:42 PM (GMT-05:00)
To: Mark Calonder <mrkcal@hotmail.com>
Subject: RE: 11440 1st St Unit 6

Hi Mark,
Thank you for keeping me up to date. Just to confirm this electrician is handling the permitting for the work that was already completed as well as the work to be completed, correct? I just want to make sure I'm on the same page. Thank you!

Jackie Gabriel
Code Compliance Inspector
City of Treasure Island
120 108th Ave
Treasure Island, FL 33706
727-486-8070

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From: Mark Calonder <mrkcal@hotmail.com>
Sent: Tuesday, January 10, 2023 3:33 PM
To: Gabriel, Jackie <jgabriel@mytreasureisland.org>
Subject: RE: 11440 1st St Unit 6

Hi Jackie—
In an effort to keep my costs down, I reached out to a 3rd electrician, since the 2nd one won't commit. I reviewed everything with the new electrician and sent him photos. This fully licencensed and insured electrician who put the upgraded panel in, in JULY, 2021, said a few interesting things:

1. He could easily make the current panel compliant
2. He's going to submit for a permit to make the changes in my electrical panel
3. He thinks he can make it out here next week to get this completed.

Just keeping you in the loop.
Mark

Sent from Mail for Windows

From: Mark Calonder
Sent: Thursday, January 5, 2023 2:17 PM
To: Gabriel, Jackie
Subject: RE: 11440 1st St Unit 6

Thank you and you're welcome

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Gabriel, Jackie" <jgabriel@mytreasureisland.org>
Date: 1/5/23 12:10 PM (GMT-07:00)
To: Mark Calonder <mrkcal@hotmail.com>
Subject: RE: 11440 1st St Unit 6

Hi Mark,
That is fine with me, I will update my system to reflect a new compliance date of February 3rd 2023. Thank you so much for your time today and for working with us on this. I appreciate it!

Jackie Gabriel
Code Compliance Inspector
City of Treasure Island
120 108th Ave
Treasure Island, FL 33706
727-547-4575 ext. 244

All government correspondence is subject to the public records law.

From: Mark Calonder <mrkcal@hotmail.com>
Sent: Thursday, January 5, 2023 2:06 PM
To: Gabriel, Jackie <jgabriel@mytreasureisland.org>
Subject: RE: 11440 1st St Unit 6

Hi--
Nice chatting with you.
Thanks for your time in walking through all the moving parts.
Am I safe in assuming that my previous conversation with Larry to extend the deadline to early February is "ok"?
Mark

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: Mark Calonder <mrkcal@hotmail.com>
Date: 1/5/23 11:31 AM (GMT-07:00)
To: "Gabriel, Jackie" <jgabriel@mytreasureisland.org>
Subject: RE: 11440 1st St Unit 6

Good morning--
I'm currently awaiting my RE-booked flight from Denver from visiting family over the holidays.
I'm also working using just my phone, but I can fit in a call to you prior to my departure.
Thanks for reaching out.
Mark

Sent from my Verizon, Samsung Galaxy smartphone

-------- Original message --------
From: "Gabriel, Jackie" <jgabriel@mytreasureisland.org>
Date: 1/5/23 11:25 AM (GMT-07:00)
To: mrkcal@hotmail.com
Subject: 11440 1st St Unit 6

Mr. Calonder,

I would like to follow up with you regarding the after the fact permit for your property located at 11440 1st St. Unit #6. If you could call me at 727-486-8070 I would greatly appreciate it.

Jackie Gabriel
Code Compliance Inspector
City of Treasure Island
120 108th Ave
Treasure Island, FL 33706
727-547-4575 ext. 244

All government correspondence is subject to the public records law.

City of Treasure Island
120 108th Avenue
Treasure Island, Ave FL, 33706

Permit

Permit NO.: BLDC-005283-2023
Permit Type: **Building (Non-Residential)**
Work Classification: **Alteration**
Permit Status: **Complete**

Issue Date: 02/16/2023

Expiration: 08/16/2023

Location Address	Parcel Number
11440 1ST ST # 6, TREASURE ISLAND, FL 33706	**153123179370000060**

Contacts

MARK CALONDER **Owner** 11440 1ST ST # 6, TREASURE ISLAND, FL 33706	DR LEMLER INC **Contractor** 11421 MURRAY AVE, LARGO, FL 33778 (727)410-2490 drlemlerinc@gmail.com

Description: ATF kitchen remodel permit - NLB wall. ALL WORK AND MATERIALS PER CURRENTLY ADOPTED STATE AND LOCAL CODES.

Valuation: **$3,000.00**

Total Sq Feet: **0.00**

Inspection Requests:
(727) 547-4575 ext. 431

Fees	Amount
Bldg11a - ATF 2 Base Fee x2 (no permit)	$100.00
Bldg3-Const Plan Review	$7.50
Bldg5-Permit Thousand Dollars Valuation	$30.00
Bldg6-State Surcharge 468.631 (1.5%)	$2.00
Bldg7-State Surcharge 553.721 (1%)	$2.00
Total:	**$141.50**

Payments	Amt Paid
Total Fees	**$141.50**
Credit Card	$141.50
Amount Due:	**$0.00**

Inspections:	
Inspection Type	
Building - Drywall	
Building - Framing	
Building - Insulation	
Building - Other	
Building - Window/Door In Progress	
Building - Final	
Final Fire	

Insert a permit notice prefix in the report text bank, entry: Permit_Notice_Prefix

Issued By: Bianca Danet

February 16, 2023
Date

Applicant Signature

Date

1. **Permit.** A permit issued is authorization to proceed with the scope of work, as stated, and not as authority to violate, cancel, alter, or set aside any provisions of the technical codes, state law, or city or county regulations or ordinances. Issuance of a permit does not supersede any required correction to errors in plans, construction, or other code violations.

2. **Permit expiration.** Every permit issued shall expire 6 months after issuance if no inspections occur within this time frame; or if work is not commenced within six months; or after work has been suspended for six months.

3. **Notice of Commencement.** Owners' failure to record a Notice of Commencement (NOC) may result in the owner paying twice for improvements to his property. If the owner intends to obtain financing, he should consult with the lender or an attorney before recording a Notice of Commencement.

4. **Flood Plain Construction.** Areas below the Base Flood Elevation plus 2 feet of freeboard cannot and must not be used for human habitation except as set forth by the Federal Emergency Management Agency, the Florida Building Codes and City Ordinances.

5. **Stop Work Orders.** The City reserves the right to stop all work for any of the following circumstances (but not limited to):

    a. Misrepresentation of any material fact on the permit application, plans or any information submitted for permit approval.
    b. Failure to post the permit in a conspicuous place and protect it from the weather.
    c. Failure to have licensed workers or supervisors on the worksite, when required.
    d. Failure to have company vehicles properly marked.
    e. Violation of any city, county, state, federal ordinance, code, or law.
    f. Creating or allowing the existence of a hazardous condition.
    g. Failure to have approved plans on the jobsite.
    h. Conducting work beyond the scope and details described on the approved plans.

6. **Inspections.** Required inspections are the responsibility of the contractor/owner to request and schedule (see request line info on front page). Failure to acquire proper inspections may require disassembly of completed work in order to view necessary areas; delay in further inspections or work; and delay in acquiring certificates of completion or occupancy.

FIELD COPY

RECEIVED FEB 13 2023

52832023



D.R. LEMLER INC
CERTIFIED BUILDING CONTRACTOR
#CBC059708

CONSTRUCTION CONTRACT THIS AGREEMENT
is made and entered into this **8th** day of **FEBRUARY**, **2023**, by and between **D.R. LEMLER INC.** (hereinafter called “CONTRACTOR”), and **MarkCALONDER**, (hereinafter called "CLIENT").

The Owner and Contractor agree as follows:

ARTICLE 1
THE WORK:

The Contractor shall pull an after the fact permit for the kitchen renovation completed at **11440 1st St E, Treasure Island, FL 33706** as specified in the Scope of Work:

- Evaluate Site and finished renovation
- Pull after the fact permit with the city of treasure island for the scope of work already completed - CUT WALL
- Schedule inspection with the city to close out permit

ARTICLE 2
CONTRACT AMOUNT AND BASIS:

The Client(s) shall pay the Contractor the amount of **$3,000.00** in installments for the work listed above, subject to additions and deductions by Change Order. Any alterations or deviation from the above specifications involving extra labor or materials will become an extra charge over the sum mentioned in the contract.

ARTICLE 3
PROGRESS PAYMENTS:

Based upon the proposal the Owner shall make progress payments to the Contractor as follows:

1. **Payment #1 - $2,000.00 Due at contract execution**
2. **Payment #2 - $1,000.00 Due at COMPLETION**

ARTICLE 4
NOTES:
CLIENT TAKES RESPONSIBILITY FOR ALL WORK DONE ON THE KITCHEN REMODEL, BOTH VISIBLE AND NOT VISIBLE. ELECTRICAL, PLUMBING AND BUILDING. IF THE INSPECTOR DEEMS FURTHER WORK MUST BE DONE TO SATISFY THE PERMIT AN ADDENDUM TO THIS CONTRACT WITH BE DRAFTED WITH NEW COSTS FOR WORK TO BE COMPLETED.

D.R. LEMLER INC
11421 MURRAY AVE
LARGO, FL 33778
727.238.7879
DRLEMLERINC@GMAIL.COM

CLIENT NAME: Mark Calander

SIGNATURE:

PERMIT SNAPSHOT REPORT BLDC-005283-2023
FOR CITY OF TREASURE ISLAND, FL

Permit Type Building (Non-Residential)
Work Class: Alteration
Status: Complete
Valuation: $3,000.00
Project:
District: 407
Square Feet: 0.00
Assigned To: Danet, Bianca
App Date: 02/14/2023
Exp Date: 08/16/2023
Completed: 02/22/2023
Approval Expire Date: 02/16/2023
Description: ATF kitchen remodel permit - NLB wall. ALL WORK AND MATERIALS PER CURRENTLY ADOPTED STATE AND LOCAL CODES.

Parcel: 153123179370000060 Main
Address: 11440 1St St # 6 Main
Treasure Island, FL 33706
Zone: RM-15(RM-15)

Owner
MARK CALONDER
11440 1ST ST # 6
TREASURE ISLAND, FL 33706

Contractor
DR LEMLER INC
11421 MURRAY AVE
LARGO, FL 33778
Business: (727) 410-2490

Permit Custom Fields

NOC	Not required	Welding Certificate	No	Blower Door Test	No
Duct Leakage Test	No	Termite Report	No	Insulation Certificate	No
V-Zone Certificate	No	Floodproofing Certificate	No	Roofing Affidavit	No
Property Appraiser	No	Private Appraisal	No	Legal Description	COPA PALMS CONDO, UNIT 6
Number of Stories	0				

Attachment File Name	Added On	Added By	Attachment Group	Notes
MARK CALONDER - OWNERSHIP CARD.pdf	02/14/2023 9:44	Danet, Bianca	Available Online	
Mark CALONDER Agreement .pdf	02/14/2023 9:44	Danet, Bianca	Available Online	
MARK CALONDER ATF PERMIT.pdf	02/14/2023 9:44	Danet, Bianca	Available Online	
Screenshot_20230212_121818_Drive.jpg	02/14/2023 9:44	Danet, Bianca	Available Online	
BLDC-005283-2023 Field Copies.pdf	02/15/2023 16:37	Danet, Bianca	Available Online	
*Field Inspection Report.pdf	02/16/2023 8:55	Service, EnerGov	Available Online	Attached via automation
*Field Inspection Report.pdf	02/16/2023 8:55	Service, EnerGov	Available Online	Attached via automation
*Permit (Detailed).pdf	02/16/2023 8:55	Service, EnerGov	Available Online	Attached via IO
*Permit (Detailed).pdf	02/16/2023 8:55	Service, EnerGov	Available Online	Attached via IO

Inspection Number	Status	Inspection Type	Request Date	Scheduled Start Date	Scheduled End Date	Actual Start Date	Actual End Date
IBLD-013503-2023	Passed	Building - Final	02/16/2023	02/17/2023 0:00	02/17/2023 0:00	02/17/2023 10:03	02/17/2023 10:03

Comments: call half an hour before inspection | (727) 644-8250 (onsite contact)
Inspectors: Official, Building (Primary)

Checklist Item	Description	Passed	Comments
General Comments	Checklist item used to track general comments, not specific to any other checklist item	Yes	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00007798	Bldg3-Const Plan Review	$7.50	$7.50
	Bldg11a - ATF 2 Base Fee x2 (no permit)	$100.00	$100.00
	Bldg5-Permit Thousand Dollars Valuation	$30.00	$30.00
	Bldg7-State Surcharge 553.721 (1%)	$2.00	$2.00
	Bldg6-State Surcharge 468.631 (1.5%)	$2.00	$2.00
	Total for Invoice INV-00007798	$141.50	$141.50

PERMIT SNAPSHOT REPORT (BLDC-005283-2023)

Grand Total for Permit	**$141.50**	**$141.50**

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Building Review (Non-Residential) v.1	Complete	02/14/2023	03/07/2023	02/15/2023	No	Yes

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Building	Building	Official, Building	Complete	02/14/2023	03/07/2023	02/15/2023

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		02/14/2023 0:00	02/15/2023 8:41
Confirm application complete v.1	Generic Action		02/14/2023 9:53
Building Review (Non-Residential) v.1	Receive Submittal	02/14/2023 0:00	02/15/2023 8:41
Issue Permit v.1		02/16/2023 0:00	02/16/2023 8:55
Issue Permit v.1	Generic Action		02/16/2023 8:55
~~**Inspections v.1**~~			02/16/2023 8:55
~~Building - Drywall v.1~~	Inspection		02/16/2023 8:55
~~Building - Framing v.1~~	Inspection		02/16/2023 8:55
~~Building - Insulation v.1~~	Inspection		02/16/2023 8:55
~~Building - Other v.1~~	Inspection		02/16/2023 8:55
~~Building - Window/Door In Progress v.1~~	Inspection		02/16/2023 8:55
Final Inspections v.1		02/16/2023 0:00	02/22/2023 14:09
Building - Final v.1	Inspection	02/16/2023 0:00	02/17/2023 10:04
~~Final Fire v.1~~	Inspection		02/22/2023 14:09

Sec. 66-104.1 - Permits required.

Any owner or owner's authorized agent (hereinafter "applicant") who intends to undertake any development activity within the scope of this chapter, including buildings, structures and facilities exempt from the Florida Building Code, which is wholly within or partially within any flood hazard area shall first make application to the floodplain administrator, and the building official if applicable, and shall obtain the required permit(s) and approval(s). No such permit or approval shall be issued until compliance with the requirements of this chapter and all other applicable codes and regulations has been satisfied.

(Ord. No. 13-10, § 3, 12-3-13)

City of Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

Code Enforcement Board
City of Treasure Island, FL
Initial Hearing Case No. CEB 2022-53

Petitioner,

City of Treasure Island, Florida
120 108th Ave.
Treasure Island, FL 33706
v.

Respondent,

Mark Calonder

Parcel ID# : 23-31-15-17937-000-0060
Mailing Address: 11440 1st ST. E. Unit #6
Treasure Island, FL 33706
Property Address: 11440 1st ST. E. Unit #6
Treasure Island, FL 33706

Legal Description: Copa Palms Condo Unit 6 together with the use of Boat Slip 3, Parking Space 6 & Storage Unit 6

Finding of Facts, Conclusions of Law, and Order
(Initial Hearing)

Finding of Facts

City of Treasure Island Code Enforcement Board, in accordance with Chapter 162, Florida Statutes, has heard testimony and reviewed all evidence received at the Code Enforcement Board hearing held on April 19, 2023, and based on the testimony and evidence presented, enters an Order finding violation. The following Findings of Fact, Conclusions of Law and Order are hereby entered:

1. The Respondent ____appeared in person/ _____ did not appear in person to the April 19, 2023, Code Enforcement Board.

2. The Respondent ____is/ ____is not the owner of the property located at 11440 1st St. E. Treasure Island, FL 33706.

3. The City of Treasure Island Code Compliance Inspector provided evidence and testimony regarding the condition of the property and evidence that the property was in violation of the City of Treasure Island's Code of Ordinances. The exhibit packet was received and reviewed.

4. The property ____contained/ ____did not contain the deficiencies listed in the Courtesy Notice of Violation, the Notice of Violation and the Notice of Hearing the exhibit packet submitted by the City and each are herein incorporated by reference. The deficiencies include completing a kitchen remodel without appropriate permits.

6. A Notice of Violation was mailed first class and certified first class and posted on the property and 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 February 10, 2023.

7. As of April 19, 2023, the Property is _____in compliance/ _____not in compliance.

8. The Code Enforcement Board concludes that the Property ____is not /___is in violation of the City Code of Ordinances Section 66-104.1 listed in the Notice of Violation and the Notice of Hearing.

Order

It is, therefore, ordered, and adjudged that the Respondent:

_____is in compliance and is found to be a first-time violator of Section 66-104.1 as of April 19, 2023

_____is in compliance and is not found to be a first-time violator as of April 19, 2023.

DONE AND ORDERED on this 19th day of April

By:_____

Tim Bradford, Chair

Filled with the City of Treasure Island City Clerk

Date:_____

_____

Celine Kidwell, City Clerk

Copies to: Respondent and City of Treasure Island

AGENDA ITEM NO. VII.2

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: April 19, 2023

SUBMITTED BY: Jackie Gabriel

ITEM TYPE: CEB Exhibit

AGENDA SECTION: CASE HEARINGS

SUBJECT: CEB 2023-01, 11425 5th St. E., Kirsta and Michael Trombley

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
Evidentiary Fact Sheet.docx
Picture 11425 5TH ST E, 11-15-22.JPG
Courtesy Notice, 11425 5th St., 11-18-22.pdf
Notice of Violation, 11425 5th St., 1-19-23.pdf
Notice of Violation Certified Receipt.pdf
Proof of Service for Notice of Violation.pdf
Affidavit of Service for Notice of Violation.pdf
Notice of Hearing, 11425 5th St, 3-24-23.pdf
Proof of Service for Notice of Hearing.pdf
Notice of Hearing Certified Tracking Information.docx
Affidavit of Service for Notice of Hearing.pdf
Proof of Ownership 3-24-23.pdf
Picture 11425 5th ST, 03-31-23.JPG
Permit Submittals and Corrections.pdf

Section 69-51.pdf
Final Order.docx

City of Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
Code Enforcement Board
Evidentiary Fact Sheet
CEB Case #2022-53

RESPONDENT: Kirsta and Michael Trombley District- RU-75

MAILING ADDRESS: 11425 5th St. E.
Treasure Island, FL 33706

Parcel ID# - 23-31-15-43488-003-0470

PROPERTY ADDRESS: 11425 5th St. E.
Treasure Island, FL 33706

Legal Description – Isle of Palms 1st add Blk 3, Lot 47

Address of Violation:11425 5th St. E., Treasure Island, FL 33706

1. Code Enforcement Board Case #2023-01, before you now is a single family home located at 11425 5th St. E. in the City of Treasure Island. The information contained in this case was determined by City records, County property records, and inspector investigation.

2. On November 15, 2023 staff responded to a complaint by Stanley Ciecierski for a floating dock installed without permits at the above address. Staff investigated and issued a Courtesy Notice of Violation on November 18, 2022, with a compliance date of December 6, 2022. Staff mailed and posted a Notice of Violation on January 19, 2023, with a compliance date of January 30, 2023. Staff mailed and posted a Notice of Hearing on March 24, 2023.

3. The code section violated is Sec. 69-51.

4. To come into compliance, it was necessary to: Apply for and obtain an after the fact permit for floating docks. The Respondent applied for the appropriate permit on 12/7/22. Staff emailed a corrections report on 12/21/22. A response to Staff comments was received 2/22/23. A second corrections report was emailed on 3/7/23. Anderson Dock & Lift was removed from the permit as of 3/29/23 and was replaced by Gulf & Bay Dock Works per the property owners request. The corrections report previously sent on 3/7/23 was emailed to Gulf & Bay on 3/29/23. A response to staff comments was received on 4/5/23. The plan drawing did not change from the 2/22/23 submittal. A third corrections report was emailed on 4/6/23.

5. Additional documents concerning this case submitted as evidence are:
    1. Pictures taken by staff on November 15, 2022
    2. A copy of the Courtesy Notice of Violation dated November 18, 2022
    3. A copy of the Notice of Violation dated January 19, 2023, with the proof of service, and Affidavit of Service.
    4. A copy of the Notice of Hearing Dated March 24, 2023, with the proof of service and Affidavit of Service.
    5. Pictures taken by Staff on March 31, 2023.
    6. A copy of all plan submittals and all corrections reports.
    7. Section 69-51.

6. Staff requests that the Board find the respondent in violation of Section 69-51 as a first-time violator as of April 19, 2023, with the following motion:

In the Case CEB 2023-01, I move that the Code Enforcement Board find that the Respondent was present and based on the testimony and evidence received, it is evident that a violation exists, the floating docks were installed without the appropriate permit and therefore, the Respondent, Kirsta and Michael Trombley are in violation of the Treasure Island Code of Ordinances Section 69-51 for the property located at 11445 5th St. E. Treasure Island, FL 33706 and order the Respondent to apply for and obtain permits for the floating docks and complete all necessary inspections or apply for and obtain a permit to remove the floating docks to comply with said section of the Code by May 19, 2023.

10. This concludes this presentation. I would like to enter all of the City's Exhibits into evidence.


11.15.2022 08:45

City of

Treasure Island

Florida 33706
Incorporated 1955

120 - 108th Avenue
Phone (727) 547-4575
Fax (727) 547-4584

COURTESY NOTICE OF CODE VIOLATION

November 18, 2022

VIA FIRST-CLASS MAIL

KIRSTA M TROMBLEY
MICHAEL B TROMBLEY
11425 5TH ST E
TREASURE ISLAND, FL 33706

RE: CITY OF TREASURE ISLAND v. KIRSTA M AND MICHAEL B TROMBLEY

COURTESY NOTICE OF VIOLATION

ADDRESS OF VIOLATION:

11425 5TH ST E, TREASURE ISLAND, FL 33706

PROPERTY DESCRIPTION:

Use: Single Family Home
Zoning District: RU-75
Parcel #: 233115434880030470
Legal Description: ISLE OF PALMS 1ST ADD BLK 3, LOT 47

Dear KIRSTA M AND MICHAEL B TOMBLEY,

On November 15th, 2022, the City's Code Enforcement Inspector conducted an inspection of your property located at 11425 5TH ST E, TREASURE ISLAND, FL 33706 in the City of Treasure Island. It was noted that violations of the following City of Treasure Ordinances existed on the property:
Section:

Section 69-51

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

Section A - Description of Violations.

INSTALLATION OF FLOATING DOCKS WITHOUT REQUIED PERMITS.

Section B - Code Provisions Violated.

Sec. 69-51. - Application.

(a)It shall be unlawful to construct, alter, repair, remove or demolish any seawall, dock, or boat lift within the city until application for a permit therefor has been filed, payment of prescribed fees has been made, and a permit for such work has been obtained pursuant to these regulations.

(b)Application for permits shall be submitted to the building department, together with detailed plans and specifications for such structure, together with such other information, plans and structural drawings as may be reasonably required by the building official. Any project which could change tidal circulation patterns shall provide hydrographic information sufficient to allow an accurate evaluation of the potential impacts.

(c)Such applications shall be sworn to by the applicant, reciting the full name, residence or business address of the owner, the address or location of the premises upon which the structure is to be erected, altered or removed, the cost of the proposed work, and the name and address of the contractor or other person or firm authorized by the owner to perform the contemplated work. All typical plans and specifications for seawalls, docks or boat lifts shall be approved by the building official.

(d)The overall permitting process will be subject to the current Florida Building Code and will be coordinated with the Pinellas County Water and Navigation Control/Authority Regulations.

Section C - Required Corrective Action.
The corrective action required to come into compliance with the City's Code of Ordinances is to:

APPLY FOR AND OBTAIN AN AFTER THE FACT PERMIT FOR FLOATING DOCKS.

This letter serves as a courtesy notice. Your cooperation is appreciated. Please take the required corrective action set forth above to correct the violation within (10) business days, but not later than midnight December 6, 2022. If corrective action is not taken by this time, the City of Treasure Island Code Enforcement proceedings pursuant to Section 2-163 of the City's Code of Ordinances and Chapter 162 of the Florida Statutes.

Should you have any questions or wish to discuss this matter, I can be reached at (727) 547-4575, Ext. 232.

Joshua Trimper
Code Compliance Inspector
City of Treasure Island, FL

City of

Treasure Island

Florida 33706
Incorporated 1955

120 - 108th Avenue

Phone (727) 547-4575
Fax (727) 547-4584

CITY OF TREASURE ISLAND, FLORIDA
CODE ENFORCEMENT BOARD / SPECIAL MAGISTRATE
CASE NO. CEB 2023-01
NOTICE OF VIOLATION

January 19, 2023

VIA CERTIFIED MAIL RETURN RECEIPT REQUESTED

KIRSTA M TROMBLEY
MICHAEL B TROMBLEY
11425 5TH ST. E.
TREASURE ISLAND, FL 33706

RE: CITY OF TREASURE ISLAND v. KIRSTA M AND MICHAEL B TROMBLEY

NOTICE OF VIOLATION

ADDRESS OF VIOLATION:

11425 5TH ST. E., TREASURE ISLAND, FL 33706

PROPERTY DESCRIPTION:

Use: Single Family Home
Zoning District: RU-75
Parcel #: 23315434880030470
Legal Description: ISLE OF PALMS 1ST ADD BLK, LOT 47

Dear KIRSTA AND MICHAEL TROMBLEY,

Please be advised that your property located at 11425 5TH ST. E., TREASURE ISLAND, FL 33706 is in violation of Section 69-51 of the City of Treasure Island Code of Ordinances. The following provides a description of the violations (SECTION A), the code provisions that are being violated (SECTION B), and the required corrective action to bring the property into

compliance (SECTION C).

SECTION A - DESCRIPTION OF VIOLATIONS:

INSTALLATION OF FLOATING DOCKS WITHOUT REQUIRED PERMITS.

SECTION B - CODE PROVISIONS VIOLATED:

Sec. 69-51. - Application.

(a) It shall be unlawful to construct, alter, repair, remove or demolish any seawall, dock, or boat lift within the city until application for a permit therefor has been filed, payment of prescribed fees has been made, and a permit for such work has been obtained pursuant to these regulations.

(b) Application for permits shall be submitted to the building department, together with detailed plans and specifications for such structure, together with such other information, plans and structural drawings as may be reasonably required by the building official. Any project which could change tidal circulation patterns shall provide hydrographic information sufficient to allow an accurate evaluation of the potential impacts.

(c) Such applications shall be sworn to by the applicant, reciting the full name, residence or business address of the owner, the address or location of the premises upon which the structure is to be erected, altered or removed, the cost of the proposed work, and the name and address of the contractor or other person or firm authorized by the owner to perform the contemplated work. All typical plans and specifications for seawalls, docks or boat lifts shall be approved by the building official.

(d) The overall permitting process will be subject to the current Florida Building Code and will be coordinated with the Pinellas County Water and Navigation Control/Authority Regulations.

SECTION C - REQUIRED CORRECTIVE ACTION:

APPLY FOR AND OBTAIN AN AFTER FACT PERMIT FOR FLOATING DOCKS.

If this violation is not corrected by midnight on Friday January 30, 2023, the undersigned will request a hearing before the Code Enforcement Board or Special Magistrate of the City of Treasure Island, Florida. The Code Enforcement Board or Special Magistrate may assess penalties including a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations, which, if assessed, could become a lien on your property. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. Such a fine, if not paid, will become a lien on the property, which may be satisfied by foreclosure and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction. The Code Enforcement Board or Special Magistrate has the power to subpoena alleged violators and witnesses to its hearings, to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case, to take testimony under oath, and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a violation into compliance with the applicable City Codes. Such steps may include indirect action by the City to correct the violation at the property owner's expense. Please be advised that if you do not appear at the hearing requested, the hearing will proceed in your absence. Further, the case may still be presented to the Code Enforcement Board or Special Magistrate even if the violation has been corrected prior to the hearing date. Upon completing any corrective action set forth above, it is your responsibility to contact the City and arrange for an inspection to verify compliance.

If you have any questions regarding the contents of this Notice, please contact this office at (727) 547-4575, Ext. 244.

For the City of Treasure Island,

Jackie Gabriel
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 assistance to participate in this proceedings should contact the City Clerk, 120-108th Avenue, Treasure Island, FL 33706, (727) 547-4575, not later than seven days prior to the proceeding. If hearing impaired (TDD) 1-800-955-8771 or Voice (V) 1-800-955-8770 via Florida Relay Service.

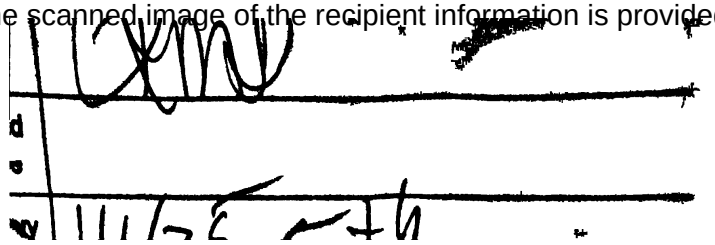
UNITED STATES POSTAL SERVICE

Date Produced: 01/30/2023

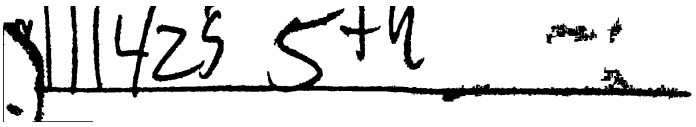
CITY OF TREASURE ISLAND:

The following is the delivery information for Certified Mail™/RRE item number 9214 8902 9562 6590 1602 0033 28. Our records indicate that this item was delivered on 01/23/2023 at 04:16 p.m. in SAINT PETERSBURG, FL 33706. The scanned image of the recipient information is provided below.

Signature of Recipient :



Address of Recipient :



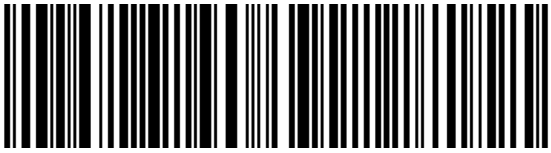
Thank you for selecting the Postal Service for your mailing needs. If you require additional assistance, please contact your local post office or Postal Service representative.

Sincerely,
United States Postal Service

The customer reference number shown below is not validated or endorsed by the United States Postal Service. It is solely for customer use.

Customer Reference Number: 11425 5th ST. E. Treasure Isl

Jackie Gabriel
120 108th Ave
Treasure Island FL 33706



9214 8902 9562 6590 1602 0033 28

Kirsta and Michael Trombley
11425 5th ST. E.
Treasure Island FL 33706

AFFIDAVIT OF SERVICE
CODE ENFORCEMENT BOARD CASE #CEB 2023-01

I hereby certify that a copy of the Notice of Violation was served by:

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

Kirsta M and Michael B. Trombley, 11425 5th St. E., Treasure Island, FL 33706
9214890295626590160200328

x Posting on the property at:

11425 5th St. E., Treasure Island, FL 33706 and

x Posting at City Hall on, January 19, 2023, by Jackie Gabriel

By: _____
Jackie Gabriel
Code Compliance Inspector
City of Treasure Island, FL

City of Treasure Island
State of Florida
County of Pinellas

Acknowledged before me this 19th day of January, 2023 by Jackie Gabriel

(seal) NOTARY PUBLIC STATE OF FLORIDA STEPHANIE CONATSER MY COMMISSION # GG349502 EXPIRES: July 13, 2023

_____
Notary Public (sign)

__x__ Personally known or
_____ Produced _____ as identification.

City of Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement Board
Case No. CEB 2023-01

Notice of Hearing- April 19, 2023, at 2:00pm
(First Offense)

March 24, 2023

VIA First Class Mail and Certified Mail Return Receipt Requested

Kirsta M Trombley
Michael B Trombley
Treasure Island, FL 33706

RE: City of Treasure Island v. Kirsta and Michael Trombley

Address of Violation:

11425 5th St. E., Treasure Island, FL 33706

Property Description:

Use: Single Family Home
Zoning District: RU-75
Parcel #: 23-31-15-43488-003-0470
Legal Description: Isle of Palms 1st add Blk 3, Lot 47

Description of Violation:

Installation of floating docks without required permits.

Violation of Code of Ordinances:

Section 69-51

Dear Kirsta and Michael Trombley,

On November 18, 2022, the City provided you a Courtesy Notice for the above referenced property. On January 19, 2022, the City provided you a Notice of Violation for the above referenced property. You were required to correct the violation by January 30, 2023. It is alleged that you have failed to correct the violation set forth above and specified in the Notice of Violation by the required date. Therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, April 19, 2023, at 2:00pm, at City Hall, City Auditorium 120 108th Avenue, Treasure Island, FL 33706, and be heard to the alleged violation at the property.

The Code Enforcement Board of the City of Treasure Island was appointed by the Board of City Commissioners pursuant to Chapter 162 of the Florida Statutes. The purpose of the Code Enforcement Board is to provide an equitable, expeditious, and effective method to enforce the City of Treasure Island's Code of Ordinances. In addition, the Code Enforcement Board serves to promote, protect, and improve the health, safety, and welfare of the City's residents. The Code Enforcement Board has the authority to subpoena alleged violators of the City's Code and witnesses to its hearings; to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case; to take testimony under oath; and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a violation into compliance with the applicable Codes. Such steps may include action by the City to correct the violation at the property owner's expense.

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

Any physical evidence you wish the Code Enforcement Board to consider must be submitted at least ten (10) working days before the hearing to:

City of Treasure Island
Community Improvement Department
120 108th Avenue
Treasure Island, FL 33706
Attn: "Code Enforcement Board CEB 2023-01"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned within five days of the receipt of this notice at (727) 547 4575, Ext. 244.

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 Enforcement Officer in the Notice of Violation, the case may still be presented to the Code Enforcement or Special Magistrate even if the violation has been corrected prior to the hearing date. Upon completing any corrective action required, it is your responsibility to contact the City and arrange for an inspection to verify compliance at (727) 547-4575 ext. 244.

After the hearing, the Code Enforcement Board will make findings of facts, conclusions of law, and if a violation is found will issue an order compelling compliance. Failure to comply with an order of the Code Enforcement Board could result in a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations, which, if assessed, could become a lien on your property. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. Such a fine, if not paid, will become a lien on the property, which may be satisfied by foreclosure

and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction.

An aggrieved party may appeal a final administrative order of the Code Enforcement Board to the Circuit Court. Any appeal must be filed within 30 days of the execution of the Board or Special Magistrate's order. Any person desiring to file an appeal to any action taken by the Code Enforcement Board 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. 244.

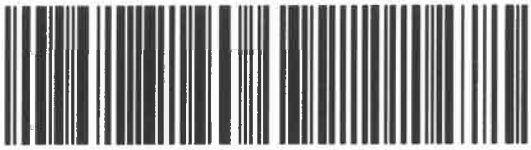
For the City,



Jackie Gabriel
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, 120 108th Avenue, 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.

120 108th Ave
Treasure Island FL 33706



9214 8902 9562 6590 1602 2518 42

Kirsta and Michael Trombley
11425 5th St. E.
Treasure Island FL 33706

Notice of Hearing Tracking Information

https://www.certifiedmailstream.com/viewtrackingdetails.asp?TrackingNumber=9214890295626590160225184 2&BatchNumber=276713

Mailpiece Information

Reference (Shown on Signature):	Internal Reference/Description	Return Address	Destination Address	Date Mailed	Last Delivery Status
		Jackie Gabriel 120 108th Ave Treasure Island, FL 33706	Kirsta and Michael Trombley 11425 5th St. E. Treasure Island, FL 33706	3/24/2023	Reminder to Schedule Redelivery of your item , 2023-04-03

USPS Tracking Details

Date	Status of Item	Location
2023-04-03,	Reminder to Schedule Redelivery of your item	,
2023-03-29, 1:02 pm	Notice Left (No Authorized Recipient Available)	SAINT PETERSBURG, FL 33706
2023-03-28, 1:19 pm	Departed USPS Regional Facility	SARASOTA FL DISTRIBUTION CENTER,
2023-03-28, 7:48 am	Arrived at USPS Regional Facility	SARASOTA FL DISTRIBUTION CENTER,
2023-03-27, 10:57 pm	Arrived at USPS Facility	TAMPA, FL 33630
2023-03-24,	Pre-Shipment Info Sent to USPS, USPS Awaiting Item	,

AFFIDAVIT OF SERVICE
CODE ENFORCEMENT BOARD CASE #CEB 2023-01

I hereby certify that a copy of the Notice of Hearing was served by:

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

Kirsta and Michael Trombley, 11425 5th St. E., Treasure Island, FL 33706
9214890295626590160225184 2

x Posting on the property at:

11425 5th St. E., Treasure Island, FL 33706 and

x Posting at City Hall on, March 24, 2023, by Jackie Gabriel

By: _____
Jackie Gabriel
Code Compliance Inspector
City of Treasure Island, FL

City of Treasure Island
State of Florida
County of Pinellas

Acknowledged before me this 24th Day of March, 2023 by Jackie Gabriel

(seal) STEPHANIE CONATSER
MY COMMISSION # GG349502
EXPIRES: July 13, 2023

_____
Notary Public (sign)

__x__ Personally known or
_____ Produced _____ as identification.

23-31-15-43488-003-0470

Compact Property Record Card

Tax Estimator

Updated March 24, 2023

Email Print | Radius Search | FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
TROMBLEY, KIRSTA M TROMBLEY, MICHAEL B 11425 5TH ST E TREASURE ISLAND FL 33706-3034	11425 5TH ST E TREASURE ISLAND

Property Use: 0110 (Single Family Home) | Current Tax District: TREASURE ISLAND (TI) | Total Living: SF: 1,896 | Total Gross SF: 2,431 | Total Living Units:1

[click here to hide] **Legal Description**

ISLE OF PALMS 1ST ADD BLK 3, LOT 47

Tax Estimator | File for Homestead Exemption

Exemption	2023	2024
Homestead:	Yes	Yes
Government:	No	No
Institutional:	No	No
Historic:	No	No

2023 Parcel Use

*Assuming no ownership changes before Jan. 1

Homestead Use Percentage: 100.00%

Non-Homestead Use Percentage: 0.00%

Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
21225/0610	**$962,200** Sales Query	121030279052	A	Current FEMA Maps	38/62

2022 Final Value Information

Year	Just/Market Value	Assessed Value / SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	**$822,513**	**$822,513**	**$772,513**	**$797,513**	**$772,513**

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	$583,693	$583,693	$583,693	$583,693	$583,693
2020	Yes	$489,596	$327,782	$277,782	$302,782	$277,782
2019	Yes	$488,081	$320,413	$270,413	$295,413	$270,413
2018	Yes	$450,132	$314,439	$264,439	$289,439	$264,439
2017	Yes	$422,234	$301,416	$251,416	$276,416	$251,416
2016	Yes	$404,363	$295,216	$245,216	$270,216	$245,216
2015	Yes	$362,208	$293,164	$243,164	$268,164	$243,164
2014	Yes	$339,032	$290,837	$240,837	$265,837	$240,837
2013	Yes	$298,419	$286,539	$236,539	$261,539	$236,539
2012	Yes	$281,749	$281,749	$231,749	$256,749	$231,749
2011	Yes	$300,015	$287,818	$237,818	$262,818	$237,818
2010	Yes	$283,565	$283,565	$233,565	$258,565	$233,565
2009	No	$352,297	$352,297	$352,297	$352,297	$352,297
2008	No	$378,300	$378,300	$378,300	$378,300	$378,300
2007	No	$482,700	$482,700	$482,700	N/A	$482,700
2006	No	$502,100	$502,100	$502,100	N/A	$502,100
2005	No	$391,800	$391,800	$391,800	N/A	$391,800

2004	No	$319,500	$319,500	$319,500	N/A	$319,500
2003	No	$299,200	$299,200	$299,200	N/A	$299,200
2002	No	$279,900	$279,900	$279,900	N/A	$279,900
2001	No	$220,300	$220,300	$220,300	N/A	$220,300
2000	No	$185,200	$185,200	$185,200	N/A	$185,200
1999	No	$157,600	$157,600	$157,600	N/A	$157,600
1998	No	$149,000	$149,000	$149,000	N/A	$149,000
1997	No	$149,500	$149,500	$149,500	N/A	$149,500
1996	No	$146,500	$146,500	$146,500	N/A	$146,500

2022 Tax Information

2022 Tax Bill — Tax District: TI

2022 Final Millage Rate 16.5700

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 new Tax Estimator to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	V/I
19 Oct 2020	21225 / 0610	$725,000	Q	I
21 Dec 2009	16789 / 2054	$350,000	Q	I

2022 Land Information

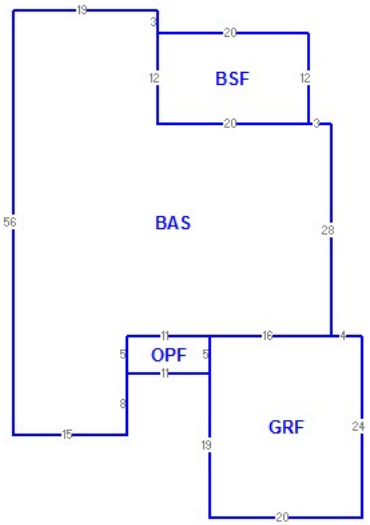
Seawall: Yes — Frontage: Canal/River — View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Single Family (01)	61x120	12300.00	61.0000	1.1021	$826,906	FF

[click here to hide] 2023 Building 1 Structural Elements Back to Top

Site Address: 11425 5TH ST E

Building Type: **Single Family**
Quality: **Average**
Foundation: **Continuous Footing Poured**
Floor System: **Slab On Grade**
Exterior Wall: **Cb Stucco/Cb Reclad**
Roof Frame: **Gable Or Hip**
Roof Cover: **Concrete Tile/Metal**
Stories: **1**
Living units: **1**
Floor Finish: **Carpet/Hardtile/Hardwood**
Interior Finish: **Drywall/Plaster**
Fixtures: **6**
Year Built: **1959**
Effective Age: **34**
Heating: **Central Duct**
Cooling: **Cooling (Central)**



Open plot in New Window

Compact Property Record Card

Building 1 Sub Area Information

Description	Living Area SF	Gross Area SF
Open Porch (OPF)	0	55
Base (BAS)	1,656	1,656
Base Semi-finished (BSF)	240	240
Garage (GRF)	0	480
	Total Living SF: **1,896**	Total Gross SF: **2,431**

[click here to hide] 2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	$12,000.00	1.00	$12,000.00	$10,320.00	2017
PATIO/DECK	$0.00	1.00	$0.00	$0.00	1959
BT LFT/DAV	$3,500.00	2.00	$7,000.00	$2,800.00	1970
POOL	$40,000.00	1.00	$40,000.00	$20,000.00	1985
PATIO/DECK	$13.00	200.00	$2,600.00	$1,560.00	1985
DOCK	$44.00	360.00	$15,840.00	$9,504.00	2002

[click here to hide] 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
POOLR-003585-2022	POOL	08 Jul 2022	$15,205
BLDR-003045-2021	WINDOWS/DOORS	11 Feb 2022	$4,000
BLDR-003209-2021	FENCE	21 Jan 2022	$5,667
BLDR-001523-2021	ADDITION/REMODEL/RENOVATION	11 Mar 2021	$39,500
339X2021	SEA WALL	22 Feb 2021	$25,500
433X2021	ROOF	04 Feb 2021	$29,610
ELER-000895-2020	ELECTRICAL	12 Oct 2020	$1,600
201900489	HEAT/AIR	11 Mar 2019	$6,987
201701240	WINDOWS/DOORS	02 Aug 2017	$34,155
P47105-17\REV	DOCK	05 Jul 2017	$0
201701014	MISCELLANEOUS	26 Jun 2017	$13,300
201701014	BOAT LIFT/DAVIT	26 Jun 2017	$13,300
P47105-17	DOCK	21 Jun 2017	$0
P3096801	DOCK	07 Jan 2002	$0





If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and restart your web browser.


03 31 2023 07 38

PERMIT SNAPSHOT REPORT MARR-005001-2022
FOR CITY OF TREASURE ISLAND, FL

Permit Type Marine Structure (Residential) | **Project:** | **App Date:** 12/07/2022

Work Class: Dock Only | **District:** 407 | **Exp Date:** NOT AVAILABLE

Status: In Review | **Square Feet:** 0.00 | **Completed:** NOT COMPLETED

Valuation: $10,000.00 | **Assigned To:** Conatser, Stephanie | **Approval Expire Date:**

Description: AFTER THE FACT: Installed 3 floating docks & an approx. 27.5 sq ft dock extension. All work & material per currently adopted state & local codes. ELECTRONIC PERMIT

Parcel: 153123434880030470 Main | **Address:** 11425 5Th St E Main, Treasure Island, FL 33706 | **Zone:** RU-75(RU-75)

Electronic permit

Owner	Contractor
MICHAEL TROMBLEY	Peter Anderson
11425 5TH ST E	1811 Palma Sola BLVD
TREASURE ISLAND, FL 33706	Bradenton, FL 34209
Mobile: (253) 278-8768	Business: (941) 720-6733

Permit Custom Fields

NOC	Required/not in file

Attachment File Name	Added On	Added By	Attachment Group	Notes
Private Dock Application 2020 Final[72].pdf	12/07/2022 8:27	Conatser, Stephanie	Available Online	WATER & NAV APP
Property Appraiser General Information.pdf	12/07/2022 8:27	Conatser, Stephanie	Available Online	PROOF OF PROPERTY OWNERSHIP
Treasure Island Permit App - Trombley.pdf	12/07/2022 8:27	Conatser, Stephanie	Available Online	PERMIT APPLICATION & CHECKLIST

Invoice No.	Fee	Fee Amount	Amount Paid
NOT INVOICED	Bldg12a - ATF 2 Permit Thousand Dollars Valuation	$200.00	$0.00
	Bldg7-State Surcharge 553.721 (1%)	$3.00	$0.00
	PZ48-Zoning Fee-Dock (Residential)	$20.00	$0.00
	PZ57-Zoning Plan Review	$10.00	$0.00
	Bldg6-State Surcharge 468.631 (1.5%)	$2.00	$0.00
	Bldg11a - ATF 2 Base Fee x2 (no permit)	$100.00	$0.00
	Total for Invoice NOT INVOICED	$335.00	$0.00
	Grand Total for Permit	$335.00	$0.00

Submittal Name	Status	Received Date	Due Date	Complete Date	Resubmit	Completed
Building Review (Residential) v.1	In Review	12/07/2022	12/28/2022		No	No

Item Review Name	Department	Assigned User	Status	Assigned Date	Due Date	Completed Date
Planning/Zoning	Planning/Zoning	Krochta, Camille	In Review	12/07/2022	01/18/2023	

Workflow Step / Action Name	Action Type	Start Date	End Date
Review v.1		12/07/2022 0:00	
Confirm application complete v.1	Generic Action		12/07/2022 8:27
Building Review (Residential) v.1	Receive Submittal	12/07/2022 0:00	
Issue Permit v.1	Generic Action		
Inspections v.1			
Final Inspections v.1	Inspection		

SUPERSEDED

If applying in person, direct all correspondence to:

Clerk, Water and Navigation, 5th Floor
315 Court Street
Clearwater, FL 33756

PRIVATE DOCK PERMIT APPLICATION
PINELLAS COUNTY WATER AND NAVIGATION

I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: Mike & Kirsta Trombley

B. Mailing Address: 11425 5th St. E

City: Treasure Island State: FL Zip: 33706

C. Telephone No.: (253) 278-8768 E-mail Address: mktrombley8@gmail.com

II. CONTRACTOR INFORMATION (Pro):

A. Name: Anderson Dock & Lift Co.

B. Address: 1811 Palma Sola Blvd.

City: Bradenton St FL 34209

C. Telephone No.: (941) 720-6733 E-mail Address

RECEIVED DEC 07 2022

III. AGENT INFORMATION (if different from Contractor):

A. Name:

B. Address:

City: St

C. Telephone No.: E-mail Address:

IV. SITE INFORMATION:

A. Construction Site Address: 11425 5th St. E

City: Treasure Island Zip Code: 33706

B. Site Parcel ID Number: 23 / 31 / 15 / 43488 / 003 / 047

C. Incorporated: ☑ Unincorporated: ☐

D. Affected Water Body: Boca Ciega Bay

E. Previous Permits: P47105-17; 201701014; 339X2021

SUPERSEDED

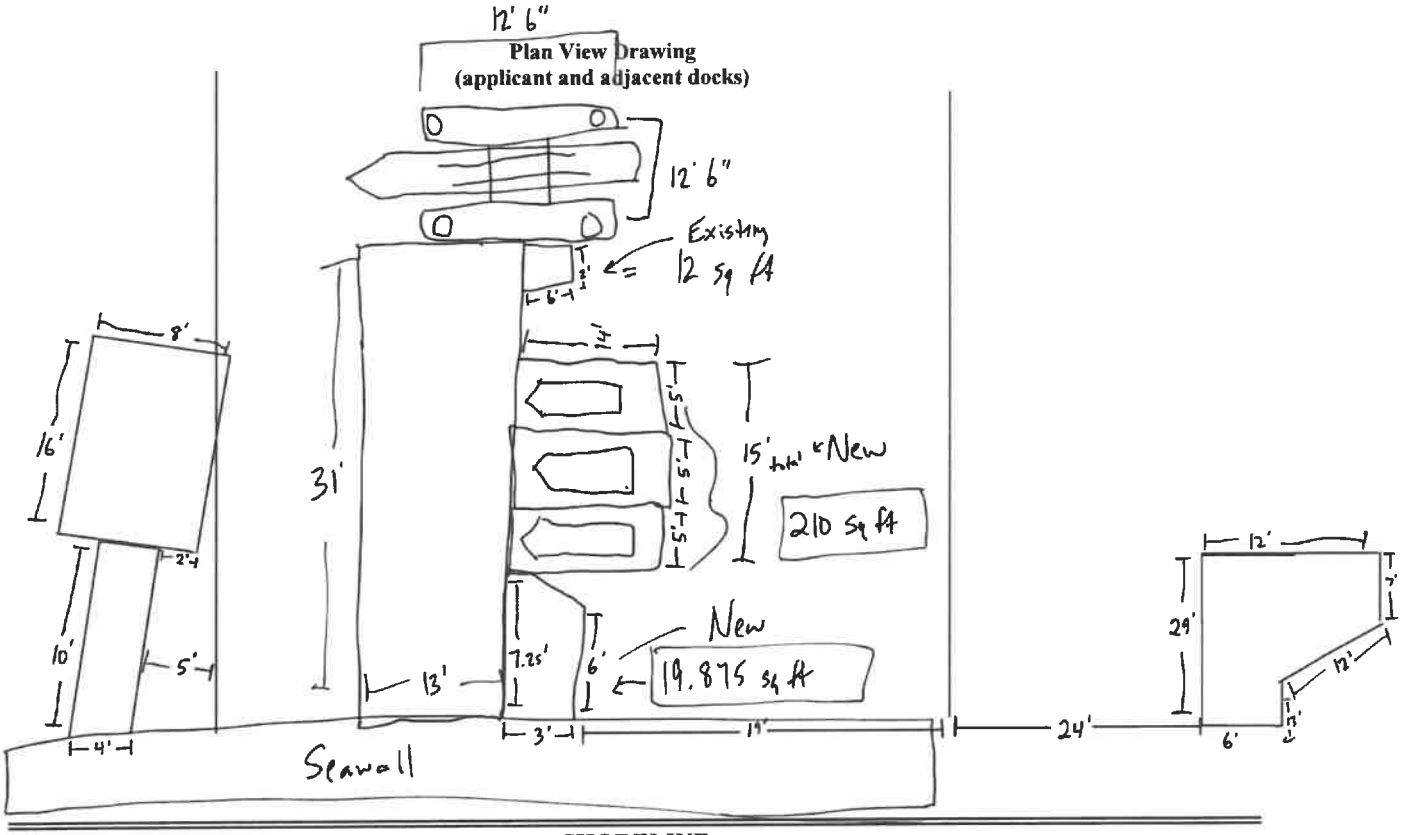
Owner Name: Mike Trombley Site Address: 11425 5th St E, Treasure Island, FL 33706

Nature and Size of Project: Permit (After the fact) for non-permitted work

(3) Floating Jetski Docks + Small Dock Extension

Total Project Square Footage:	229.875 sq ft	New Square Footage:	644.875
Total Number of Pilings:	6	Diameter of Pilings:	8"
Waterway Width	308'	Waterfront Width	54'

Plan View Drawing
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner		Right Owner	
Signature	Date	Signature	Date

Municipality Approval	Water and Navigation Approval
~~Building~~ 3-6-23	

SUPERSEDED

VI. CONTRACTOR INFORMATION:

I, Peter Anderson, a Marine contractor,

whose contractor license # SCC131152520 expires on 08/31/2024,

swear that the above described project (the "Project") has not been constructed as of the date affixed by my signature below. If a permit for this Project (the "Permit") is granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the drawings or plans attached hereto. I swear that the information provided in this application represents the full scope of the Project and that no material information regarding the Project has been omitted. In the event that either the Project is not constructed in full accordance with the Permit or the information provided in this application is not correct, I agree to either remove the Project or correct the deficiency.

Signed: Peter Anderson Digitally signed by Peter Anderson Date: 2022.12.06 15:25:51 -05'00' Date: 12/06/2022

- **You must have USL&H insurance in order to construct a dock in Pinellas County; as well as be licensed with the PCCLB.**

VII. PROPERTY OWNER'S SIGNATURE:

I hereby apply for a permit to perform the above described project (the "Project"). Should a permit for the Project be granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the plans or drawings attached hereto; I likewise agree to maintain the Project in a safe condition throughout the Project's existence.

I hereby authorize the above stated contractor – and agent if listed – to act as my representative in all matters pertaining to the application. I understand that I, not the County am responsible for the accuracy of the information provided as part of this application. I further understand that it is my responsibility to obtain any necessary permits and approvals required for the Project at the Federal, State, and local levels; should the Project lie within a municipality, I recognize that approval from that municipality – in addition to the County – is required.

I swear that I own the upland property described in this application (the "Property"). While this application is pending, I expressly authorize the County and its agents to access the Property at any time as may be necessary to review and act on this application. Should a permit for the Project be granted by the County, I expressly authorize the County and its agents to access the Property at any time as may be necessary to monitor the Project and ensure compliance with the terms of the permit; this permission is valid until the Project has passed final inspection.

Signed: Mike Trombley Digitally signed by Mike Trombley Date: 2022.12.06 15:27:43 -05'00' Date: 12/6/2022

SUPERSEDED

Consent to Use State-Owned Submerged Lands

DO YOU LIVE OR DO BUSINESS ON THE WATER?

If so, you may need authorization to use the lands under the water from the owners of those lands. This authorization is in addition to any city, county, Florida Department of Environmental Protection, U.S. Army Corps of Engineers, or Water Management District permit.

WHAT LANDS ARE WE TALKING ABOUT AND WHO OWNS THEM?

Sovereign submerged lands are all those submerged lands waterward of the ordinary or mean high water line under navigable fresh and salt water bodies. The Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund, hold title to all of those lands below navigable waters which have not been previously conveyed into private ownership. Portions of these submerged lands have been designated as "aquatic preserves" and because of their unique biological, aesthetic or scientific value, they are held and managed to a higher degree of care. Since the State owns these lands, both public and private entities must obtain consent to use them.

WHY IS CONSENT NECESSARY AND BY WHAT AUTHORITY IS IT REQUIRED?

These lands are held in trust for the use and benefit of the people of the State, as set forth in the State Constitution; therefore, the private use of these lands must be balanced with the need to conserve and protect the scientific value and beauty of those lands. The intent of the regulations is to ensure that all sovereign submerged lands are managed primarily for the propagation of fish and wildlife, and public recreation. The legislative origins of the procedures employed in the review of applications to use sovereignty submerged lands are contained within Chapters 253 and 258 of the Florida Statutes. These statutes are implemented through rules which are contained within Chapters 18-14, 18-18, 18-20 and 18-21 of the Florida Administrative Code. It is important to contact the Department of Environmental Protection before you use these lands.

WHAT TYPE OF ACTIVITIES REQUIRE AUTHORIZATION?

Uses that require authorization must be approved before they are conducted. The most commonly requested uses are the construction of docks, the placement of riprap, dredging for access or channels, mangrove trimming, bridge and utility crossings, and beach renourishment projects.

WHAT DO YOU HAVE TO DO AND IS THERE A FEE?

The form of consent that is required depends upon the type of activity that is proposed. Forms of consent include letters, easements, use agreements, management agreements, and leases. The type of activity proposed also determines the amount of fees; however, commercial uses will always require payment of fees.

WHAT HAPPENS IF YOU DO NOT RECEIVE AUTHORIZATION TO USE THESE LANDS?

Alterations to, or structures discovered on, sovereignty submerged lands without authorization are subject to lease fees in arrears, with interest, and fines. In some cases, removal of structures may also be required.

WHO DO YOU CONTACT TO INQUIRE ABOUT THE USE OF THESE LANDS?

The Department of Environmental Protection Division of State Lands field office listed below.

Department of Environmental Protection
Southwest District
13051 N. Telecom Parkway
Temple Terrace, FL 33637
Phone: (813) 632-7600
Fax: (813) 632-7665

SUPERSEDED

LETTER OF NO OBJECTION

Left Lot Owner's Name _____

Mailing Address _____ Zip _____

I certify that I am the owner of _____ which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

11425 5th St. E

I have seen the County permit application – including plans or drawings – for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE: _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of

☐ physical presence or ☐ online notarization this _____ day of _____, 20___ by

☐ personally known OR ☐ produced identification

Type of Identification Produced _____

Witness my hand and official seal this _____ day of _____, 20 _____

_____
Notary Public

My commission expires: _____

Right Lot Owner's Name _____

Mailing Address _____ Zip _____

I certify that I am the owner of _____ which adjoins the property owned by the applicant who proposes to construct a structure at the following address:

11425 5th St. E

I have seen the application – including plans or drawings – for the proposed structure(s) and DO NOT OBJECT to the proposed structure(s).

OWNER'S SIGNATURE: _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, the foregoing instrument was acknowledged before me by means of

☐ physical presence or ☐ online notarization this _____day of _____, 20___ by

☐ Personally Known OR ☐ Produced Identification

Type of Identification Produced _____

Witness my hand and official seal this _____ day of _____, 20 _____

_____
Notary Public

My commission expires: _____

SUPERSEDED

Owner Name: Mike & Kirsta Trombley Site Address: 11425 5th St. E

Profile View Drawing

MHW

MLW

BOTTOM

SUPERSEDED

F. Date applicant assumed property ownership: 10/19/2020
month/year

G. Obstructions: (Dogs, Fences, etc.) _____

H. All other information pursuant to Chapter 58, Article XV (Water and Navigation Regulations).

V. PROJECT DEVIATION INFORMATION (FOR UNINCORPORATED ONLY):

A. Signature from Adjacent Owner Required under Code Section 58-555(b): Yes ☐ No ☑

Amount of deviation: Length: _____

Width: _____

Setbacks: Left: _____ Right: _____

Other: _____

❖ **Please note that all information requested in this application must be filled out in its entirety prior to submittal to Pinellas County. An application missing information will not be considered complete, and therefore ready for possible approval, until all required information is provided.**

emailed 12-21-2022 ec

PERMIT CORRECTIONS REPORT (MARR-005001-2022)
FOR CITY OF TREASURE ISLAND, FL

PERMIT ADDRESS: 11425 5TH ST E
TREASURE ISLAND, FL 33706

PARCEL: 153123434880030470

APPLICATION DATE: 12/07/2022

SQUARE FEET: 0.00

EXPIRATION DATE:

VALUATION: $10,000.00

DESCRIPTION: AFTER THE FACT: Installed 3 floating docks & an approx. 27.5 sq ft dock extension. All work & material per currently adopted state & local codes. ELECTRONIC PERMIT

CONTACTS	NAME	COMPANY	ADDRESS
Contractor	Peter Anderson	Anderson Dock & Lift Co.	1811 Palma Sola BLVD Bradenton, FL 34209
Owner	MICHAEL TROMBLEY		11425 5TH ST E TREASURE ISLAND, FL 33706

Building Review (Residential)

REVIEW ITEM	STATUS	REVIEWER
Building v.1	Not Complete	Building Official email: bldgofficial@mytreasureisland.org

Review item used to allow building to comment during a plan review

Correction: General - Building Official (12/21/22) - Not Resolved

Comments: On Pinellas dock permit provide location of all piles, set back measurement to back of floating jet ski dock ...have right side neighbor sign off in proper block. Incudes specifications for floating jet ski dock and materials to use on dock extension and material to use

Corrective Action: N/A

Planning/Zoning v.1	Not Complete	Camille Krochta email: ckrochta@mytreasureisland.org

Review conducted by the planning and zoning department

If applying in person, direct all correspondence to:

Clerk, Water and Navigation, 5th Floor
315 Court Street
Clearwater, FL 33756

PRIVATE DOCK PERMIT APPLICATION
PINELLAS COUNTY WATER AND NAVIGATION

I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: TROMBLEY, KIRSTA M TROMBLEY, MICHAEL B

B. Mailing Address: 11425 5TH ST E

City: TREASURE ISLAND State: FL Zip: 33706

C. Telephone No.: (253) 278-8768 E-mail Address: mbtrombley520@gmail.com

II. CONTRACTOR INFORMATION (Pro):

A. Name: Micah Thompson | Gulf & Bay Dock Works, LLC

B. Address: PO Box 8694

City: Madeira Beach State: FL Zip: 33708

C. Telephone No.: (727) 252-9915 E-mail Address: office@gulfandbaydockworks.com

III. AGENT INFORMATION (if different from Contractor): SUPERSEDED

A. Name:

B. Address:

City: St

C. Telephone No.: E-mail Address:

REVISED
FEB 22 2022
By:

IV. SITE INFORMATION:

A. Construction Site Address: 11425 5TH ST E

City: TREASURE ISLAND Zip C

B. Site Parcel ID Number: 25 / 31 / 15 / 43488

C. Incorporated: ☑ Unincorporated: ☐

D. Affected Water Body: Boca Ciega Bay

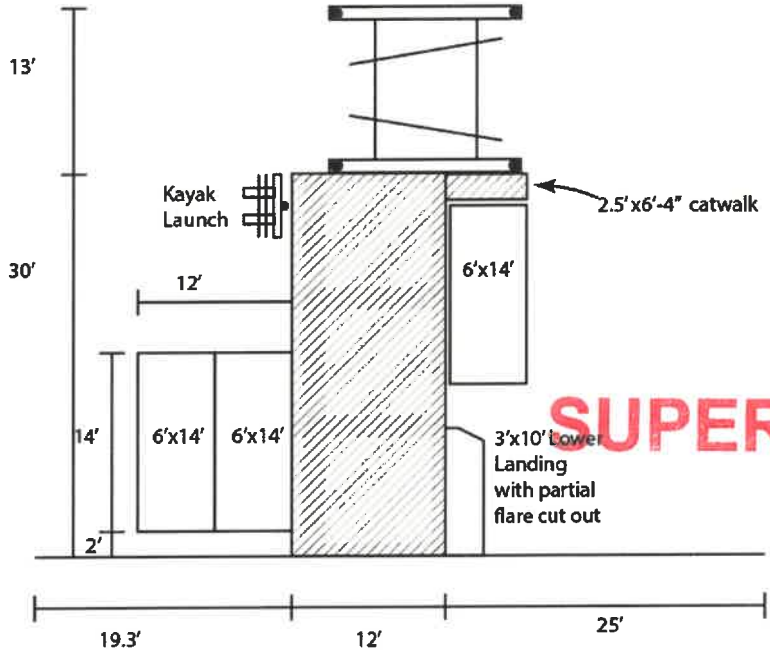
E. Previous Permits: P47105-17 REV

Owner Name: TROMBLEY, KIRSTA M TROMBLEY, MICHAEL B Site Address: 11425 5TH ST E

Nature and Size of Project: Install 2 PWC floating docks on left side of dock; install 1 PWC floating dock on right side of dock. Lower Landing on right side 3'x10' with small flare at end removed. Move Kayak launch to left side near end of the dock.

Total Project Square Footage:	656.33	New Square Footage:	280.5
Total Number of Pilings:	0	Diameter of Pilings:	n/a
Waterway Width	250+	Waterfront Width	56.3

Plan View Drawing
(applicant and adjacent docks)



SUPERSEDED

SHORELINE

The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner		Right Owner	
Signature	Date	Signature	Date

Municipality Approval	Water and Navigation Approval
Building 3-6-23	

VI. CONTRACTOR INFORMATION:

I, Micah Thompson, a Marine contractor,

whose contractor license # SCC131152172 expires on 09/30/2023,

swear that the above described project (the "Project") has not been constructed as of the date affixed by my signature below. If a permit for this Project (the "Permit") is granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the drawings or plans attached hereto. I swear that the information provided in this application represents the full scope of the Project and that no material information regarding the Project has been omitted. In the event that either the Project is not constructed in full accordance with the Permit or the information provided in this application is not correct, I agree to either remove the Project or correct the deficiency.

Signed: Micah Thompson Digitally signed by Micah Thompson Date: 2023.02.06 16:53:51 -05'00' Date: 02/06/2023

- **You must have USL&H insurance in order to construct a dock in Pinellas County; as well as be licensed with the PCCLB.**

SUPERSEDED

VII. PROPERTY OWNER'S SIGNATURE:

I hereby apply for a permit to perform the above described project (the "Project"). Should a permit for the Project be granted by the County, I agree to design and construct the Project in full compliance with the Pinellas County Code and in full accordance with the plans or drawings attached hereto; I likewise agree to maintain the Project in a safe condition throughout the Project's existence.

I hereby authorize the above stated contractor – and agent if listed – to act as my representative in all matters pertaining to the application. I understand that I, not the County am responsible for the accuracy of the information provided as part of this application. I further understand that it is my responsibility to obtain any necessary permits and approvals required for the Project at the Federal, State, and local levels; should the Project lie within a municipality, I recognize that approval from that municipality – in addition to the County – is required.

I swear that I own the upland property described in this application (the "Property"). While this application is pending, I expressly authorize the County and its agents to access the Property at any time as may be necessary to review and act on this application. Should a permit for the Project be granted by the County, I expressly authorize the County and its agents to access the Property at any time as may be necessary to monitor the Project and ensure compliance with the terms of the permit; this permission is valid until the Project has passed final inspection.

Signed: _____ Date: _____

Consent to Use State-Owned Submerged Lands

DO YOU LIVE OR DO BUSINESS ON THE WATER?

If so, you may need authorization to use the lands under the water from the owners of those lands. This authorization is in addition to any city, county, Florida Department of Environmental Protection, U.S. Army Corps of Engineers, or Water Management District permit.

WHAT LANDS ARE WE TALKING ABOUT AND WHO OWNS THEM?

Sovereign submerged lands are all those submerged lands waterward of the ordinary or mean high water line under navigable fresh and salt water bodies. The Governor and Cabinet, sitting as the Board of Trustees of the Internal Improvement Trust Fund, hold title to all of those lands below navigable waters which have not been previously conveyed into private ownership. Portions of these submerged lands have been designated as "aquatic preserves" and because of their unique biological, aesthetic or scientific value, they are held and managed to a higher degree of care. Since the State owns these lands, both public and private entities must obtain consent to use them.

WHY IS CONSENT NECESSARY AND BY WHAT AUTHORITY IS IT REQUIRED?

These lands are held in trust for the use and benefit of the people of the State, as set forth in the State Constitution; therefore, the private use of these lands must be balanced with the need to conserve and protect the scientific value and beauty of those lands. The intent of the regulations is to ensure that all sovereign submerged lands are managed primarily for the propagation of fish and wildlife, and public recreation. The legislative origins of the procedures employed in the review of applications to use sovereignty submerged lands are contained within Chapters 253 and 258 of the Florida Statutes. These statutes are implemented through rules which are contained within Chapters 18-14, 18-18, 18-20 and 18-21 of the Florida Administrative Code. It is important to contact the Department of Environmental Protection before you use these lands.

WHAT TYPE OF ACTIVITIES REQUIRE AUTHORIZATION?

Uses that require authorization must be approved before they are conducted. The most commonly requested uses are the construction of docks, the placement of riprap, dredging for access or channels, mangrove trimming, bridge and utility crossings, and beach renourishment projects.

WHAT DO YOU HAVE TO DO AND IS THERE A FEE?

The form of consent that is required depends upon the type of activity that is proposed. Forms of consent include letters, easements, use agreements, management agreements, and leases. The type of activity proposed also determines the amount of fees; however, commercial uses will always require payment of fees.

SUPERSEDED

WHAT HAPPENS IF YOU DO NOT RECEIVE AUTHORIZATION TO USE THESE LANDS?

Alterations to, or structures discovered on, sovereignty submerged lands without authorization are subject to lease fees in arrears, with interest, and fines. In some cases, removal of structures may also be required.

WHO DO YOU CONTACT TO INQUIRE ABOUT THE USE OF THESE LANDS?

The Department of Environmental Protection Division of State Lands field office listed below.

Department of Environmental Protection
Southwest District
13051 N. Telecom Parkway
Temple Terrace, FL 33637
Phone: (813) 632-7600
Fax: (813) 632-7665

emailed 3/7/23 se

PERMIT CORRECTIONS REPORT (MARR-005001-2022)
FOR CITY OF TREASURE ISLAND, FL

PERMIT ADDRESS: 11425 5TH ST E
TREASURE ISLAND, FL 33706

PARCEL: 153123434880030470

APPLICATION DATE: 12/07/2022

SQUARE FEET: 0.00

DESCRIPTION: AFTER THE FACT: Installed 3 floating docks & an approx. 27.5 sq ft dock extension. All work & material per currently adopted state & local codes. ELECTRONIC PERMIT

EXPIRATION DATE:

VALUATION: $10,000.00

CONTACTS	NAME	COMPANY	ADDRESS
Contractor	Peter Anderson	~~Anderson Dock & Lift, Inc~~ Gulf + Bay	1811 Palma Sola BLVD Bradenton, FL 34209
Owner	MICHAEL TROMBLEY		11425 5TH ST E TREASURE ISLAND, FL 33706

Building Review (Residential)

REVIEW ITEM	STATUS	REVIEWER
Building v.1	Not Complete	Building Official email: bldgofficial@mytreasureisland.org

Review item used to allow building to comment during a plan review

Correction: General - Building Official (12/21/22) - Not Resolved

Comments: On Pinellas dock permit provide location of all piles, set back measurement to back of floating jet ski dock ...have right side neighbor sign off in proper block. Incudes specifications for floating jet ski dock and materials to use on dock extension and material to use

Corrective Action: N/A

Building v.2	Complete	Building Official email: bldgofficial@mytreasureisland.org

Review item used to allow building to comment during a plan review

Correction: General - Building Official (2/22/23) - Resolved

Comments: On Pinellas dock permit provide location of all piles, set back measurement to back of floating jet ski dock ...have right side neighbor sign off in proper block. Incudes specifications for floating jet ski dock and materials to use on dock extension and material to use

Planning/Zoning v.1	Not Complete	Camille Krochta email: ckrochta@mytreasureisland.org

Review conducted by the planning and zoning department

Planning/Zoning v.2	Not Complete	Camille Krochta email: ckrochta@mytreasureisland.org

Review conducted by the planning and zoning department

Correction: General - Camille Krochta (3/2/23) - Not Resolved

Comments: 1. Per the application checklist: No property lines were identified and setback dimensions to the adjacent property lines were not provided on the Pinellas County Water and Nav drawing page

Corrective Action: Please resubmit drawing with corrections as noted above

Emailed 3/29/23 to Gulf + Bay.

If applying in person, direct all correspondence to:

Clerk, Water and Navigation, 5th Floor
315 Court Street
Clearwater, FL 33756

PRIVATE DOCK PERMIT APPLICATION
PINELLAS COUNTY WATER AND NAVIGATION

I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: TROMBLEY, KIRSTA M TROMBLEY, MICHAEL B

B. Mailing Address: 11425 5TH ST E

City: TREASURE ISLAND State: FL Zip: 33706

C. Telephone No.: (253) 278-8768 E-mail Address: mbtrombley520@gmail.com

II. CONTRACTOR INFORMATION (Pro):

A. Name: Micah Thompson | Gulf & Bay Dock V

B. Address: PO Box 8694

City: Madeira Beach

C. Telephone No.: (727) 252-9915 E-

III. AGENT INFORMATION (if different from Contr

A. Name:

B. Address:

City:

C. Telephone No.: E

IV. SITE INFORMATION:

A. Construction Site Address: 11425 5TH S

City: TREASURE ISLAND

B. Site Parcel ID Number: 25 / 31 / 15 /

C. Incorporated: ☑ Unincorporated: ☐

D. Affected Water Body: Boca Ciega Ba

E. Previous Permits: P47105-17 REV

50012023

REVISED
APR 05 2023
By: .....

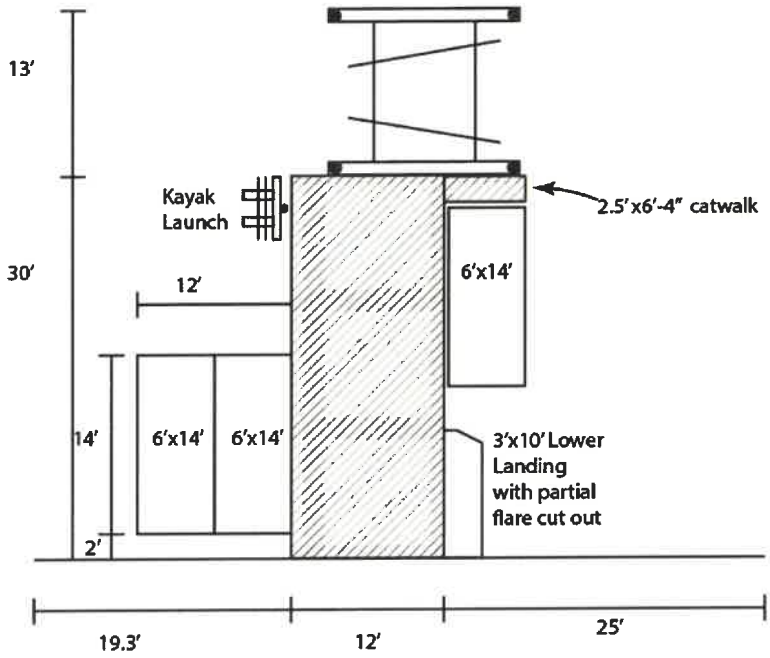
FIELD COPY

Owner Name: TROMBLEY, KIRSTA M TROMBLEY, MICHAEL B Site Address: 11425 5TH ST E

Nature and Size of Project: Install 2 PWC floating docks on left side of dock; install 1 PWC floating dock on right side of dock. Lower Landing on right side 3'x10' with small flare at end removed. Move Kayak launch to left side near end of the dock.

Total Project Square Footage:	656.33	New Square Footage:	280.5
Total Number of Pilings:	0	Diameter of Pilings:	n/a
Waterway Width	250+	Waterfront Width	56.3

Plan View Drawing
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner		Right Owner	
Signature	Date	Signature	Date
Municipality Approval		**Water and Navigation Approval**	

VI. CONTRACTOR INFORMATION:

I, Micah Thompson, a Marine contractor,

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Department of Environmental Protection
Southwest District
13051 N. Telecom Parkway
Temple Terrace, FL 33637
Phone: (813) 632-7600
Fax: (813) 632-7665

03-29-2023

I have fired Anderson Dock and Lift and will be having the work done by Gulf & Bay Dock Works.

11425 5th St E

MARR-005001-2022



emailed 4/6/23 sc

PERMIT CORRECTIONS REPORT (MARR-005001-2022)
FOR CITY OF TREASURE ISLAND, FL

PERMIT ADDRESS: 11425 5TH ST E
TREASURE ISLAND, FL 33706

PARCEL: 15312343488003047O

APPLICATION DATE: 12/07/2022

SQUARE FEET: 0.00

EXPIRATION DATE:

VALUATION: $10,000.00

DESCRIPTION: AFTER THE FACT: Install 2 PWC floating docks on left side of dock. Install 1 PWC floating dock on right side of dock. Lower landing on right side 3'x10' with small flare at end removed. Move kayak launch to left side near end of the dock. All work & materials per currently adopted state & local codes. ELECTRONIC PERMIT

CONTACTS	NAME	COMPANY	ADDRESS
Applicant	Cheryl Crawford	Gulf and Bay Dock Works	7277761684 P.O. Box 8694 Madeira Beach, FL 33738
Contractor	MICAH THOMPSON	GULF & BAY DOCK WORKS, LLC.	PO BOX 8694 MADEIRA BEACH 33738
Owner	MICHAEL TROMBLEY		11425 5TH ST E TREASURE ISLAND, FL 33706

Building Review (Residential)

REVIEW ITEM	STATUS	REVIEWER
Building v.1	Not Complete	Building Official email: bldgofficial@mytreasureisland.org

Review item used to allow building to comment during a plan review

Correction: General - Building Official (12/21/22) - Not Resolved

Comments: On Pinellas dock permit provide location of all piles, set back measurement to back of floating jet ski dock ...have right side neighbor sign off in proper block. Incudes specifications for floating jet ski dock and materials to use on dock extension and material to use

Corrective Action: N/A

Building v.2	Complete	Building Official email: bldgofficial@mytreasureisland.org

Review item used to allow building to comment during a plan review

Correction: General - Building Official (2/22/23) - Resolved

Comments: On Pinellas dock permit provide location of all piles, set back measurement to back of floating jet ski dock ...have right side neighbor sign off in proper block. Incudes specifications for floating jet ski dock and materials to use on dock extension and material to use

Planning/Zoning v.1	Not Complete	Camille Krochta email: ckrochta@mytreasureisland.org

Review conducted by the planning and zoning department

Planning/Zoning v.2	Not Complete	Camille Krochta email: ckrochta@mytreasureisland.org

Review conducted by the planning and zoning department

Correction: General - Camille Krochta (3/2/23) - Not Resolved

Comments: 1. Per the application checklist: No property lines were identified and setback dimensions to the adjacent property lines were not provided on the Pinellas County Water and Nav drawing page

Corrective Action: Please resubmit drawing with corrections as noted above

Planning/Zoning v.3	Not Complete	Jesse Miller email: jmiller@mytreasureisland.org

Review conducted by the planning and zoning department

Correction: General - Camille Krochta (4/5/23) - Not Resolved

Comments: The submitted plan does not show the extension of side property lines.

Corrective Action: Depict extension of property lines on plan.

Correction: General - Jesse Miller (4/6/23) - Not Resolved

Comments: Per Sec. 69-71, all docks to be constructed on waterfront property of less than 60-foot frontage must be located so that no portion of the proposed dock is closer to either extended property line than one-third of the waterfront measurement. Setbacks will be 18.5 feet.

Corrective Action: Obtain a notarized statement of no objection from the abutting property owners if any proposed docks/lifts encroach into the 18.5 feet.

Correction: General - Jesse Miller (4/6/23) - Not Resolved

Comments: Per Sec. 69-32, docks and boat lifts shall not exceed a maximum width of 35 feet.

Corrective Action: Depict the total width of boatlifts and docks on plan.

Sec. 69-51. - Application.

(a) It shall be unlawful to construct, alter, repair, remove or demolish any seawall, dock, or boat lift within the city until application for a permit therefor has been filed, payment of prescribed fees has been made, and a permit for such work has been obtained pursuant to these regulations.

(b) Application for permits shall be submitted to the building department, together with detailed plans and specifications for such structure, together with such other information, plans and structural drawings as may be reasonably required by the building official. Any project which could change tidal circulation patterns shall provide hydrographic information sufficient to allow an accurate evaluation of the potential impacts.

(c) Such applications shall be sworn to by the applicant, reciting the full name, residence or business address of the owner, the address or location of the premises upon which the structure is to be erected, altered or removed, the cost of the proposed work, and the name and address of the contractor or other person or firm authorized by the owner to perform the contemplated work. All typical plans and specifications for seawalls, docks or boat lifts shall be approved by the building official.

(d) The overall permitting process will be subject to the current Florida Building Code and will be coordinated with the Pinellas County Water and Navigation Control/Authority Regulations.

(Ord. No. 95-10, § 37-31, 9-19-95; Ord. No. 03-02, § 1, 2-11-03)

City of Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

Code Enforcement Board
City of Treasure Island, FL
Initial Hearing Case No. CEB 2023-01

Petitioner,

City of Treasure Island, Florida
120 108th Ave.
Treasure Island, FL 33706
v.

Respondent,

Kirsta and Michael Trombley

Parcel ID# : 23-31-15-43488-003-0470
Mailing Address: 11425 5th St. E.
Treasure Island, FL 33706
Property Address: 11425 5th St. E.
Treasure Island, FL 33706

Legal Description: Isle of Palms 1st add Blk 3, Lot 47

Finding of Fact, Conclusions of Law, and Order
(Initial Hearing)

Finding of Facts

City of Treasure Island Code Enforcement Board, in accordance with Chapter 162, Florida Statutes, has heard testimony and reviewed all evidence received at the Code Enforcement Board hearing held on April 19, 2023, and based on the testimony and evidence presented, enters an Order finding violation. The following Findings of Fact, Conclusions of Law and Order are hereby entered:

1. The Respondent ____appeared in person/ _____ did not appear in person to the April 19, 2023, Code Enforcement Board.

2. The Respondent ____is/ ____is not the owner of the property located at 11425 5th St. E. Treasure Island, FL 33706.

3. The City of Treasure Island Code Compliance Inspector provided evidence and testimony regarding the condition of the property and evidence that the property was in violation of the City of Treasure Island's Code of Ordinances. The exhibit packet was received and reviewed.

4. The property ____contained/ ____did not contain the deficiencies listed in the Courtesy Notice of Violation, the Notice of Violation and the Notice of Hearing the exhibit packet submitted by the City and each are herein incorporated by reference. The deficiencies include floating docks installed without the appropriate permits (Sec. 69-51).

6. A Notice of Violation was mailed first class and certified first class and posted on the property and at City Hall on January 19, 2023. A Notice of Hearing was mailed first class and certified first class and posted on the property and at City Hall on March 24, 2023.

7. As of April 19, 2023, the Property is _____in compliance/ _____not in compliance.

8. The Code Enforcement Board concludes that the Property ____is not/___is in violation of the City Code of Ordinances Section 69-51 listed in the Notice of Violation and the Notice of Hearing.

Order

It is, therefore, ordered, and adjudged that the Respondent _____is in compliance/ _____must come into compliance by _____(date) by:

9. The Respondent shall apply for and obtain a permit for the installation of the floating docks and complete all required inspections.

10. The Respondent must notify the City of Treasure Island Code Compliance Inspector at (727) 486-8070 when the property comes into compliance of all violations. An inspection of the property will be made to verify that all violations have been corrected. Appeals: Any aggrieved party may appeal this Order to the Circuit Court. An appeal must be filed within thirty (30) days of execution of this Order.

DONE AND ORDERED on this 19th day of April

By: _____

Tim Bradford, Chair

Filled with the City of Treasure Island City Clerk

Date: _____

_____

Celine Kidwell, City Clerk

Copies to: Respondent and City of Treasure Island

AGENDA ITEM NO. VII.3

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: April 19, 2023

SUBMITTED BY: Jackie Gabriel

ITEM TYPE: CEB Exhibit

AGENDA SECTION: CASE HEARINGS

SUBJECT: ZONE-002952-2022, 10771 Gulf Blvd, 10771 Gulf Blvd. LLC

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:

Evidentiary Fact Sheet.docx
Courtesy Notice, 10771 Gulf Blvd, 05-26-22.docx
Pictures 3-13-23 and 3-18-23.docx
Notice of Violation, 10771 Gulf, 3-20-23.pdf
Proof of Service for Notice of Violation.pdf
Posted Notice of Violation 3-20-23.JPG
Affidavit of Service for Notice of Violation.pdf
Proof of Ownership as of 3-20-23.pdf
Sunbiz as of 3-20-23.docx
Pictures 3-24-23.docx
Notice of Hearing.pdf
Proof of Service for Notice of Hearing.pdf
Affidavit of Service for Notice of Hearing.pdf
Proof of Ownership 3-24-3.pdf

Pictures 4-1-23.docx
Certificate of Completion.pdf
Section 68-32.pdf
Section 68-195.pdf
Final Order.docx

City of Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
Code Enforcement Board
Evidentiary Fact Sheet
CEB Case ZONE-002952-2022

RESPONDENT: 10771 Gulf Boulevard LLC District- PR MU C

MAILING ADDRESS: 4100 N 28th Ter
Hollywood, FL 33020-1116

Parcel ID# - 23-31-15-91836-007-0010

PROPERTY ADDRESS: 10771 Gulf Blvd.
Treasure Island, FL 33706

Legal Description – Treasure Island, City of Blk 7, Lots 1,2, 3 &4 less part of Lot 1 for Rd Per O.R. 4346/1080

Address of Violation:10771 Gulf Blvd., Treasure Island, FL 33706

1. Code Enforcement Board Case ZONE-002952-2022, before you now is a Vacant Commercial Lot located at 10771 Gulf Blvd. in the City of Treasure Island. The information contained in this case was determined by City records, County property records, and inspector investigation.

2. On May 26, 2022 staff mailed a Courtesy Notice of Violation for the above reference property. Staff posted and mailed a Notice of Violation on March 20, 2023, with a compliance date of March 23, 2023. Staff posted and mailed a Notice of Hearing on March 24, 2023.

3. The code sections violated are Section 68-32 and Section 68-195.

4. To come into compliance, it was necessary to: Discontinue using the property as a parking lot until a statement of zoning compliance (certificate of completion) for the permit (BLDC-004038-2022) has been obtained. Following the compliance date, the scope of work outlined in the permit was completed and the final inspection was completed. The Certificate of Completion was issued on April 6, 2023.

5. Additional documents concerning this case submitted as evidence are:
    1. A copy of the Courtesy Notice of Violation dated May 26, 2022.
    2. Pictures taken by staff on 3/13/23 and 3/18/23.
    3. A copy of the Notice of Violation dated March 20, 2023, with the proof of service, Affidavit of Service and proof of ownership.
    4. Pictures taken by Staff March 24, 2023
    5. A copy of the Notice of Hearing Dated March 24, 2023, with the proof of service, Affidavit of Service, and proof of ownership.
    6. Pictures taken by Staff on April 1, 2023.
    7. A copy of the Certificate of Completion.
    8. Section 68-32 and Section 68-195.

6. Staff requests that the Board find the Respondent in violation of Section 68-32 and Section 68-195 as a first-time violator as of April 19, 2023, with the following motion:

In the case ZONE-002952-2022, I move that the Code Enforcement Board find that the Respondent was present and based on the testimony and evidence received, it is evident that a violation existed, the vacant lot was used as a parking lot prior to obtaining a statement of zoning compliance (certificate of completion); however the evidence demonstrates the violation was corrected prior to this

hearing and therefore, the Respondent 10771 Gulf Boulevard LLC was in violation of the Treasure Island Code of Ordinances, Section 68-32 and Section 68-195 for the property located at 10771 Gulf Blvd. Treasure Island, FL 33706 and is a first time violator.

10. This concludes this presentation. I would like to enter all of the City's Exhibits into evidence.

City of

Treasure Island

Florida 33706
Incorporated 1955

120 - 108th Avenue

Phone (727) 547-4575
Fax (727) 547-4584

COURTESY NOTICE OF CODE VIOLATION

May 26, 2022

VIA FIRST-CLASS MAIL AND CERTIFIED MAIL RETURN RECEIPT REQUESTED

10771 GULF BLVD LLC
10771 GULF BLVD
TREASURE ISLAND, FL 33706

RE: CITY OF TREASURE ISLAND v. 10771 GULF BLVD LLC

COURTESY NOTICE OF VIOLATION

ADDRESS OF VIOLATION:

10771 GULF BLVD, TREASURE ISLAND, FL 33706

PROPERTY DESCRIPTION:

Use: Vacant Commercial Land
Zoning District: PR-MU C
Parcel #: 23-31-15-91836-007-0010
Legal Description: TREASURE ISLAND, CITY OF BLK 7, LOTS 1, 2, 3 & 4 LESS PART OF LOT 1 FOR RD PER O.R. 4346/1080

Dear 10771 GULF BLVD LLC,

On May 26, 2022, the City's Code Enforcement Inspector conducted an inspection of your property located at 10771 GULF BLVD, TREASURE ISLAND, FL 33706 in the City of Treasure Island. It was noted that violations of the following City of Treasure Ordinances existed on the property:
Section:

Section 68-32 and 68-195(1)

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

Section A - Description of Violations.

THE PROPERTY IS BEING UTILIZED AS A PARKING LOT WITHOUT A REQUIRED BUILDING PERMIT.

Section B - Code Provisions Violated.

Sec. 68-32. - General procedure.

All persons desiring to undertake any new construction, structural alteration, or changes in the use of a building or lot shall apply to the city manager for a certificate of concurrency, building permit and certificate of occupancy or statement of zoning compliance by filling out the appropriate application form and by submitting the required fee. The city manager or designee will then either issue or refuse the building permit or refer the application to the planning and zoning board. After the building permit has been received by the applicant, he may proceed to undertake the action permitted in the building permit. If the city manager finds that the action of the applicant has been taken in accordance with the building permit, he will then issue a certificate of occupancy or a statement of zoning compliance allowing the premises to be occupied and/or utilized.
(Ord. No. 95-10, § 36-17, 9-19-95; Ord. No. 15-03, § 3, 7-7-15)

Sec. 68-195. - Application of zoning district regulations.
Except as hereinafter provided:

(1)Use. No building, structure or land shall hereinafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered unless in conformity with all of the regulations specified in the city's comprehensive plan and this chapter for the zoning district in which such structure is located.

Section C - Required Corrective Action.
The corrective action required to come into compliance with the City's Code of Ordinances is to:

SUBMIT A COMPLETE BUILDING PERMIT APPLICATION IN ACCORDANCE WITH THE SITE PLAN APPROVAL AND CONDITIONS DATED DECEMBER 16, 2021; AND

DISCONTINUE USING THE PROPERTY AS A PARKING LOT UNTIL A CERTIFICATE OF COMPLETION HAS BEEN OBTAINED.

This letter serves as a courtesy notice. Your cooperation is appreciated. Please take the required corrective action set forth above to correct the violation within (10) business days, but not later than midnight June 10, 2022. If corrective action is not taken by this time, the City of Treasure Island Code Enforcement proceedings pursuant to Section 2-163 of the City's Code of Ordinances and Chapter 162 of the Florida Statutes.

Should you have any questions or wish to discuss this matter, I can be reached at (727) 547-4575, Ext. 232.

Joshua Trimper
Code Compliance Inspector
City of Treasure Island, FL

3-13-23





3-18-23



City of Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement Board
Case No. ZONE-002952-2022

March 20, 2023

VIA First Class Mail and Certified Return Receipt Requested

10771 Gulf Boulevard LLC
4100 N. 28th Ter
Hollywood, FL 33020-1116

Gilad Ovaknin
4100 N. 28th Ter
Hollywood, FL 33020

RE: City of Treasure Island v. 10771 Gulf Boulevard LLC

Notice of Violation

Address of Violation:

10771 Gulf Blvd., Treasure Island, FL 33706

Property Description:

Use: Vacant Commercial Land w/XFSB
Zoning District: PR-MU C
Parcel #: 23-31-15-91836-007-0010
Legal Description: Treasure Island, City of Blk 7, Lots 1, 2, 3, & 4 Less Part of Lot 1 for Rd per O.R. 4346/1080

Dear 10771 Gulf Boulevard LLC,

Please be advised that your property located at 10771 Gulf Blvd. Treasure Island, FL 33706 is in violation of Section 68-32 and Section 68-195 of the City of Treasure Island Code of Ordinances. The following provides a description of the violations (Section A), the code provisions that are being violated (Section B), and the required corrective action to bring the property into compliance (Section C).

Section A-Description of Violations

The property is being utilized as a parking lot without a statement of zoning compliance (certificate of completion) and with an expired permit and site plan approval.

Section B- Code Provisions Violated

Sec. 68-32.- General Procedure.

All persons desiring to undertake any new construction, structural alteration, or changes in the use of a building or lot shall apply to the city manager for a certificate of concurrency, building permit and certificate of occupancy or statement of zoning compliance by filling out the appropriate application form and by submitting the required fee. The city manager or designee will then either issue or refuse the building permit or refer the application to the planning and zoning board. After the building permit has been received by the applicant, he may proceed to undertake the action permitted in the building permit. If the city manager finds that the action of the applicant has been taken in accordance with the building permit, he will then issue a certificate of occupancy or a statement of zoning compliance allowing the premises to be occupied and/or utilized.

Sec. 68-195

Except as hereinafter provided:

(1) Use. No building, structure or land shall hereinafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered unless in conformity with all of the regulations specified in the city's comprehensive plan and this chapter for the zoning district in which such structure is located.

Corrective Action:

Discontinue using the property as a parking lot until a statement of zoning compliance (certificate of completion) for the permit has been obtained.

If the corrective action set forth above is not taken by March 23, 2023, by midnight, the undersigned will request a hearing before the Code Enforcement Board of the City of Treasure Island, Fl. The Code Enforcement Board may assess penalties including a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. Such a fine, if not paid, will become a lien on the property, which may be satisfied by foreclosure and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction.

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

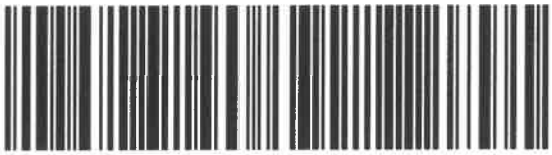
Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, the case may still be presented to the Code Enforcement Board even if the violation has been corrected prior to the hearing date. Upon completing any corrective action set forth above, it is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

If you have any questions regarding the contents of this Notice, please contact this office at (727) 547-4575, ext. 244.

For the City of Treasure Island,

Jackie Gabriel
Code Compliance Inspector
City of Treasure Island
727-486-8070

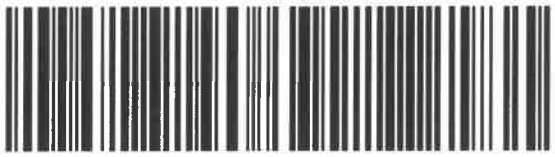
120 108th Ave
Treasure Island FL 33706



9214 8902 9562 6590 1602 2330 39

Gilad Ovaknin
4100 N. 28th Ter
Hollywood FL 33020

120 108th Ave
Treasure Island FL 33706



9214 8902 9562 6590 1602 2330 22

10771 Gulf Boulevard LLC
4100 N. 28th Ter
Hollywood FL 33020-1116


City of Treasure Island, Florida
120 108th Avenue, Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
City of Treasure Island, Florida
Code Enforcement Board
Case No. 2ONE-002952-2022
Notice of Violation
03.20.2023 14:13

AFFIDAVIT OF SERVICE
CODE ENFORCEMENT BOARD CASE #ZONE-002952-2022

I hereby certify that a copy of the Notice of Violation was served by:

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

Gilad Ovaknin, 4100 N. 28th Ter., Hollywood, FL 33020
9214890295626590160223303 9
10771 Gulf Boulevard LLC., 4100 N. 28th Ter., Hollywood, FL 33020
9214890295626590160223302 2

x Posting on the property at:

10771 Gulf Blvd., Treasure Island, FL 33706 and

x Posting at City Hall on, March 20, 2023, by Jackie Gabriel

By: _____
Jackie Gabriel
Code Compliance Inspector
City of Treasure Island, FL

City of Treasure Island
State of Florida
County of Pinellas

Acknowledged before me this 20th Day of March, 2023 by Jackie Gabriel

(seal) STEPHANIE CONATSER
MY COMMISSION # GG349502
EXPIRES: July 13, 2023

_____
Notary Public (sign)

__x__ Personally known or
_____ Produced _____ as identification.

23-31-15-91836-007-0010

Compact Property Record Card

Tax Estimator

Updated March 18, 2023

Email Print | Radius Search | FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
10771 GULF BOULEVARD LLC 4100 N 28TH TER HOLLYWOOD FL 33020-1116	10771 GULF BLVD TREASURE ISLAND

Property Use: 1090 (Vacant Commercial Land w/XFSB)

Current Tax District: TREASURE ISLAND (TI)

Total Heated SF:

Total Gross SF:

[click here to hide] **Legal Description**

TREASURE ISLAND, CITY OF BLK 7, LOTS 1, 2, 3 & 4 LESS PART OF LOT 1 FOR RD PER O.R. 4346/1080

File for Homestead Exemption

Exemption	2023	2024
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

2023 Parcel Use

Homestead Use Percentage: 0.00%

Non-Homestead Use Percentage: 100.00%

Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
20924/0998		121030279012	A	Current FEMA Maps	27/2

2022 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	**$1,251,495**	**$1,251,495**	**$1,251,495**	**$1,251,495**	**$1,251,495**

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	$1,237,776	$1,237,776	$1,237,776	$1,237,776	$1,237,776
2020	No	$1,233,424	$947,285	$947,285	$1,233,424	$947,285
2019	No	$890,000	$890,000	$890,000	$890,000	$890,000
2018	No	$872,500	$872,500	$872,500	$872,500	$872,500
2017	No	$810,000	$810,000	$810,000	$810,000	$810,000
2016	No	$802,000	$802,000	$802,000	$802,000	$802,000
2015	No	$745,000	$745,000	$745,000	$745,000	$745,000
2014	No	$740,000	$740,000	$740,000	$740,000	$740,000
2013	No	$685,000	$685,000	$685,000	$685,000	$685,000
2012	No	$646,000	$646,000	$646,000	$646,000	$646,000
2011	No	$595,000	$595,000	$595,000	$595,000	$595,000
2010	No	$605,000	$605,000	$605,000	$605,000	$605,000
2009	No	$715,000	$715,000	$715,000	$715,000	$715,000
2008	No	$780,000	$780,000	$780,000	$780,000	$780,000
2007	No	$782,000	$782,000	$782,000	N/A	$782,000
2006	No	$777,000	$777,000	$777,000	N/A	$777,000
2005	No	$625,000	$625,000	$625,000	N/A	$625,000
2004	No	$555,000	$555,000	$555,000	N/A	$555,000
2003	No	$545,000	$545,000	$545,000	N/A	$545,000
2002	No	$545,000	$545,000	$545,000	N/A	$545,000
2001	No	$491,400	$491,400	$491,400	N/A	$491,400
2000	No	$494,500	$494,500	$494,500	N/A	$494,500
1999	No	$494,000	$494,000	$494,000	N/A	$494,000
1998	No	$507,900	$507,900	$507,900	N/A	$507,900
1997	No	$507,700	$507,700	$507,700	N/A	$507,700
1996	No	$506,800	$506,800	$506,800	N/A	$506,800

2022 Tax Information

2022 Tax Bill

Tax District: TI

2022 Final Millage Rate 16.5700

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 new Tax Estimator to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	V/I
10 Mar 2020	20924 / 0998	$1,450,000	Q	V

2022 Land Information

Seawall: No | Frontage: | View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant Commercial (10)	100x183	65.00	21806.4100	1.0000	$1,417,417	SF

[click here to hide] 2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
CONC PAVE	$12.00	2,170.00	$26,040.00	$26,040.00	0
ASPHALT	$4.00	11,800.00	$47,200.00	$47,200.00	0

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
BLDC-004038-2022	ASPHALT	12 Jul 2022	$1,500
201902089	PLUMBING	05 Nov 2019	$1
201902088		30 Oct 2019	$25,700
201901479		31 Jul 2019	$8,895
201802197	HEAT/AIR	16 Nov 2018	$11,600
201601372		23 Aug 2016	$7,389
201600109	HEAT/AIR	21 Jan 2016	$9,300
201300638	ADDITION/REMODEL/RENOVATION	23 May 2013	$38,100
201300329	ADDITION/REMODEL/RENOVATION	11 Apr 2013	$325,000



If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and rest

Interactive Map of this parcel | Map Legend | Sales Query | Back to Query Results | New Search | Tax Collector Home Page | Contact Us

Sunbiz as of 3/20/23

Sunbiz.org DIVISION of CORPORATIONS
an official State of Florida website

Department of State / Division of Corporations / Search Records / Search by Entity Name /

Previous On List | Next On List | Return to List | 10771 GULF BOULEVARD | Search

No Events **No Name History**

Detail by Entity Name

Florida Limited Liability Company
10771 GULF BOULEVARD, LLC

Filing Information

Document Number	L20000070300
FEI/EIN Number	84-5051405
Date Filed	03/03/2020
State	FL
Status	ACTIVE

Principal Address

4100 N. 28TH TERRACE
HOLLYWOOD, FL 33020

Mailing Address

4100 N. 28TH TERRACE
HOLLYWOOD, FL 33020

Registered Agent Name & Address

Surf Style Retail Management Inc
4100 N. 28TH TERRACE
HOLLYWOOD, FL 33020

Name Changed: 03/09/2021

Address Changed: 03/09/2021

Authorized Person(s) Detail

Name & Address

Title MGR

OVAKNIN, GILAD
4100 N. 28TH TERRACE
HOLLYWOOD, FL 33020

Title MGR

OVAKNIN, AVRAHAM
4100 N. 28TH TERRACE
HOLLYWOOD, FL 33020

Title MGR

LEVY, ELIYAHU
4100 N. 28TH TERRACE
HOLLYWOOD, FL 33020

LEVY, ELIYAHU
4100 N. 28TH TERRACE
HOLLYWOOD, FL 33020

Title MGR

MALINASKY, DORON
4100 N. 28TH TERRACE
HOLLYWOOD, FL 33020

Title MGR

ZISLIN, SHAUL
4100 N. 28TH TERRACE
HOLLYWOOD, FL 33020

Annual Reports

Report Year	Filed Date
2021	03/09/2021
2022	04/06/2022

Document Images

04/06/2022 -- ANNUAL REPORT	View image in PDF format
03/09/2021 -- ANNUAL REPORT	View image in PDF format
03/03/2020 -- Florida Limited Liability	View image in PDF format

Previous On List Next On List Return to List 10771 GULF BOULEVARD Search

No Events **No Name History**

3/24/23





City of Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

City of Treasure Island, Florida
Code Enforcement Board
Case No. ZONE-002952-2022

Notice Of Hearing- April 19, 2023, at 2:00pm
(First Offense)

March 24, 2023

VIA First Class Mail and Certified Mail Return Receipt Requested

10771 Gulf Boulevard
4100 N. 28th Ter
Hollywood, FL 33020-1116

Gilad Ovaknin
4100 N. 28th Ter
Hollywood, FL 33020

RE: City of Treasure Island v. 10771 Gulf Boulevard LLC

Address of Violation:

10771 Gulf Blvd., Treasure Island, FL 33706

Property Description:

Use: Vacant Commercial Land w/XFSB
Zoning District: PR-MU C
Parcel #: 23-31-15-91836-007-0010
Legal Description: Treasure Island, City of Blk 7, Lots 1, 2, 3, & 4 Less Part of Lot 1 for Rd per O.R. 4346/1080

Description of Violation:

The property is being utilized as a parking lot without a statement of zoning compliance (certificate of completion).

Violation of Code of Ordinances:

Section 68-32 and Section 68-195

Dear 9650 Gulf LLC,

On May 26, 2022, the City provided you a Courtesy Notice for the above referenced property. On March 20, 2023, the City provided you a Notice of Violation for the above referenced property. You were required to correct the violation by March 23, 2023. It is alleged that you have failed to correct the violation set forth above and specified in the Notice of Violation by the required date. Therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, April 19, 2023, at 2:00pm, at City Hall, City Auditorium 120 108th Avenue, Treasure Island, FL 33706, and be heard to the alleged violation at the property.

The Code Enforcement Board of the City of Treasure Island was appointed by the Board of City Commissioners pursuant to Chapter 162 of the Florida Statutes. The purpose of the Code Enforcement Board is to provide an equitable, expeditious, and effective method to enforce the City of Treasure Island's Code of Ordinances. In addition, the Code Enforcement Board serves to promote, protect, and improve the health, safety, and welfare of the City's residents. The Code Enforcement Board has the authority to subpoena alleged violators of the City's Code and witnesses to its hearings; to subpoena records, including public records, surveys, plats, and all other documentary evidence deemed relevant to the case; to take testimony under oath; and to issue Orders having the force and effect of law, specifying whatever steps are necessary to bring a violation into compliance with the applicable Codes. Such steps may include action by the City to correct the violation at the property owner's expense.

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

Any physical evidence you wish the Code Enforcement Board to consider must be submitted at least ten (10) working days before the hearing to:

City of Treasure Island
Community Improvement Department
120 108th Avenue
Treasure Island, FL 33706
Attn: "Code Enforcement Board ZONE-002952-2022"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned within five days of the receipt of this notice at (727) 547 4575, Ext. 244.

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 Enforcement Officer in the Notice of Violation, the case may still be presented to the Code Enforcement or Special Magistrate even if the violation has been corrected prior to the hearing date. Upon completing any corrective action required, it is your responsibility to contact the City and arrange for an inspection to verify compliance at (727) 547-4575 ext. 244.

After the hearing, the Code Enforcement Board will make findings of facts, conclusions of law, and if a violation is found will issue an order compelling compliance. Failure to comply with an order of the Code Enforcement Board could result in a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations, which, if assessed, could become a lien on your property. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. Such a fine, if not paid, will become a lien on the property, which may be satisfied by foreclosure

and sale of said property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction.

An aggrieved party may appeal a final administrative order of the Code Enforcement Board to the Circuit Court. Any appeal must be filed within 30 days of the execution of the Board or Special Magistrate's order. Any person desiring to file an appeal to any action taken by the Code Enforcement Board 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. 244.

For the City,



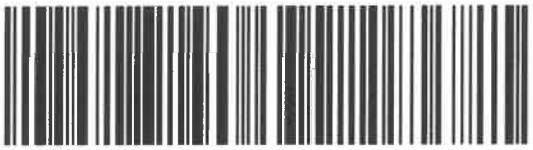
Jackie Gabriel

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, 120 108th Avenue, 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.

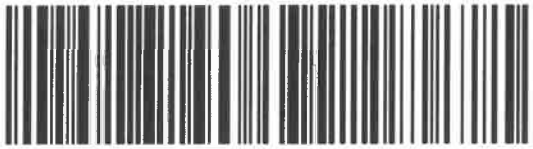
120 108th Ave
Treasure Island FL 33706



9214 8902 9562 6590 1602 2535 70

10771 Gulf Boulevard
4100 N. 28th Ter
Hollywood FL 33020

120 108th Ave
Treasure Island FL 33706



9214 8902 9562 6590 1602 2535 63

Gilad Ovaknin
4100 N. 28th Ter
Hollywood FL 33020

AFFIDAVIT OF SERVICE
CODE ENFORCEMENT BOARD CASE #ZONE-002952-2022

I hereby certify that a copy of the Notice of Hearing was served by:

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

10771 Gulf Boulevard, 4100 N. 28th Ter., Hollywood, FL 33020-1116
9214890295626590160225357O
Gilad Ovakinin, 4100 N. 28th Ter., Hollywood, FL 33020-1116
9214890295626590160225356З

x Posting on the property at:

10771 Gulf Blvd., Treasure Island, FL 33706 and

x Posting at City Hall on, March 24, 2023, by Jackie Gabriel

By: _____
Jackie Gabriel
Code Compliance Inspector
City of Treasure Island, FL

City of Treasure Island
State of Florida
County of Pinellas

Acknowledged before me this 24th Day of March, 2023 by Jackie Gabriel

_____
Notary Public (sign)

(seal)

STEPHANIE CONATSER
MY COMMISSION # GG349502
EXPIRES: July 13, 2023

__x__ Personally known or
_____ Produced _____ as identification.

23-31-15-91836-007-0010

Compact Property Record Card

Tax Estimator

Updated March 24, 2023

Email Print | Radius Search | FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
10771 GULF BOULEVARD LLC 4100 N 28TH TER HOLLYWOOD FL 33020-1116	10771 GULF BLVD TREASURE ISLAND

Property Use: 1090 (Vacant Commercial Land w/XFSB) Current Tax District: TREASURE ISLAND (TI) Total Heated SF: Total Gross SF:

[click here to hide] **Legal Description**

TREASURE ISLAND, CITY OF BLK 7, LOTS 1, 2, 3 & 4 LESS PART OF LOT 1 FOR RD PER O.R. 4346/1080

File for Homestead Exemption

Exemption	2023	2024
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

2023 Parcel Use

Homestead Use Percentage: 0.00%

Non-Homestead Use Percentage: 100.00%

Classified Agricultural: No

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
20924/0998		121030279012	A	Current FEMA Maps	27/2

2022 Final Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	**$1,251,495**	**$1,251,495**	**$1,251,495**	**$1,251,495**	**$1,251,495**

[click here to hide] Value History as Certified (yellow indicates correction on file)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2021	No	$1,237,776	$1,237,776	$1,237,776	$1,237,776	$1,237,776
2020	No	$1,233,424	$947,285	$947,285	$1,233,424	$947,285
2019	No	$890,000	$890,000	$890,000	$890,000	$890,000
2018	No	$872,500	$872,500	$872,500	$872,500	$872,500
2017	No	$810,000	$810,000	$810,000	$810,000	$810,000
2016	No	$802,000	$802,000	$802,000	$802,000	$802,000
2015	No	$745,000	$745,000	$745,000	$745,000	$745,000
2014	No	$740,000	$740,000	$740,000	$740,000	$740,000
2013	No	$685,000	$685,000	$685,000	$685,000	$685,000
2012	No	$646,000	$646,000	$646,000	$646,000	$646,000
2011	No	$595,000	$595,000	$595,000	$595,000	$595,000
2010	No	$605,000	$605,000	$605,000	$605,000	$605,000
2009	No	$715,000	$715,000	$715,000	$715,000	$715,000
2008	No	$780,000	$780,000	$780,000	$780,000	$780,000
2007	No	$782,000	$782,000	$782,000	N/A	$782,000
2006	No	$777,000	$777,000	$777,000	N/A	$777,000
2005	No	$625,000	$625,000	$625,000	N/A	$625,000

2004	No	$555,000	$555,000	$555,000	N/A	$555,000
2003	No	$545,000	$545,000	$545,000	N/A	$545,000
2002	No	$545,000	$545,000	$545,000	N/A	$545,000
2001	No	$491,400	$491,400	$491,400	N/A	$491,400
2000	No	$494,500	$494,500	$494,500	N/A	$494,500
1999	No	$494,000	$494,000	$494,000	N/A	$494,000
1998	No	$507,900	$507,900	$507,900	N/A	$507,900
1997	No	$507,700	$507,700	$507,700	N/A	$507,700
1996	No	$506,800	$506,800	$506,800	N/A	$506,800

2022 Tax Information

2022 Tax Bill — Tax District: TI

2022 Final Millage Rate 16.5700

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 new Tax Estimator to estimate taxes under new ownership.

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	V/I
10 Mar 2020	20924 / 0998	$1,450,000	Q	V

2022 Land Information

Seawall: No Frontage: View: None

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Vacant Commercial (10)	100x183	65.00	21806.4100	1.0000	$1,417,417	SF

[click here to hide] 2023 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
CONC PAVE	$12.00	2,170.00	$26,040.00	$26,040.00	0
ASPHALT	$4.00	11,800.00	$47,200.00	$47,200.00	0

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
BLDC-004038-2022	ASPHALT	12 Jul 2022	$1,500
201902089	PLUMBING	05 Nov 2019	$1
201902088		30 Oct 2019	$25,700
201901479		31 Jul 2019	$8,895
201802197	HEAT/AIR	16 Nov 2018	$11,600
201601372		23 Aug 2016	$7,389
201600109	HEAT/AIR	21 Jan 2016	$9,300
201300638	ADDITION/REMODEL/RENOVATION	23 May 2013	$38,100
201300329	ADDITION/REMODEL/RENOVATION	11 Apr 2013	$325,000





If you are experiencing issues with this map loading, you may need to clear your web browsing history, then close and restart your web browser.

4/1/23





City of Treasure Island

COMMUNITY DEVELOPMENT DEPARTMENT
120 108TH AVENUE, TREASURE ISLAND, FLORIDA 33706
TELEPHONE (727) 547-4575 FAX (727) 547-4584

CERTIFICATE OF COMPLETION

On this date, April 6, 2023, the temporary parking lot project located at 10771 Gulf Blvd, Treasure Island, FL has been inspected for compliance with the 2020 Florida Building Codes and all other applicable Codes and Ordinances, and the proposed use thereof complies with the provisions of the Land Development Regulations of the City, and therefore is hereby issued this Certificate of Completion

OWNER: 10771 Gulf Boulevard LLC
STREET ADDRESS: 10771 Gulf Blvd, TREASURE ISLAND, FL 33706
ZONING: PR-MU C

LEGAL DESCRIPTION: Treasure Island, City of BLK 7, Lots 1, 2, 3 & 4 less part of lot 1 for RD per O.R. 4346-1080

This Certificate of Completion is not transferable and becomes invalid upon change of occupancy, or upon any changes to the building or premises, or upon any violation of the Land Development Regulations of the City, current addition of the Florida building codes and amendments thereto.

10771 Gulf Blvd, Treasure Island, FL 33706
CERTIFICATE NUMBER: CC-BLDC-004038-2022
DATE ISSUED: April 6, 2023
PERMIT NUMBER: BLDC-004038-2022
ISSUED: July 12, 2022

Larry Jenkins, CBO, SI, CRI
Building Official
CITY OF TREASURE ISLAND

Sec. 68-32. - General procedure.

All persons desiring to undertake any new construction, structural alteration, or changes in the use of a building or lot shall apply to the city manager for a certificate of concurrency, building permit and certificate of occupancy or statement of zoning compliance by filling out the appropriate application form and by submitting the required fee. The city manager or designee will then either issue or refuse the building permit or refer the application to the planning and zoning board. After the building permit has been received by the applicant, he may proceed to undertake the action permitted in the building permit. If the city manager finds that the action of the applicant has been taken in accordance with the building permit, he will then issue a certificate of occupancy or a statement of zoning compliance allowing the premises to be occupied and/or utilized.

(Ord. No. 95-10, § 36-17, 9-19-95; Ord. No. 15-03, § 3, 7-7-15)

Sec. 68-195. - Application of zoning district regulations.

Except as hereinafter provided:

(1) *Use.* No building, structure or land shall hereinafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered unless in conformity with all of the regulations specified in the city's comprehensive plan and this chapter for the zoning district in which such structure is located.

(2) *Height.* No structure shall be erected, nor shall any existing structure be moved, reconditioned or structurally altered so as to exceed in height the limits established in this chapter, or amendments thereto, for the zoning district in which such structure is located, unless a variance is granted.

(3) *Percent of lot occupancy.* No structure shall be erected, nor shall any existing structure be moved, altered, enlarged or rebuilt, nor shall any open space surrounding any structure be encroached upon or reduced in any manner, except in conformity with the building site requirements and the area, parking space and yard regulations established by this chapter, or amendments thereto, for the zoning district in which such structure is located.

(4) *Residential density.* No structure shall be erected, occupied, or used so as to cause a greater residential density (dwelling units per acre) than is allowed, consistent with the city's comprehensive plan and under the terms of this chapter for the zoning district in which the structure is located.

(5) *Open space use limitation.* No yard or other open space provided about any structure for the purpose of complying with the zoning requirements of this chapter, or amendments thereto, shall be considered as providing a yard or open space for any other structure(s).

(6) *Required lot and occupancy.* Every structure hereafter erected shall be located on a lot or parcel as defined in this chapter.

(7) *Mixed uses.* When more than one use is located on a single lot or parcel, such mixed uses shall not exceed, in combination, the respective number of units per acre and floor area ratio permitted, when allocated in their respective proportion to the net area of the property.

(Ord. No. 95-10, § 36-105, 9-19-95; Ord. No. 00-08, § 14, 1-9-01; Ord. No. 11-12, § 2, 8-2-11; Ord. No. 15-03, § 3, 7-7-15)

Editor's note— Ord. No. 15-03, § 3, adopted July 7, 2015 , amended § 68-195 to read as set out herein. Previously § 68-195 was titled "Application of district regulations."

City of Treasure Island, Florida

120 108th Avenue, Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org

Code Enforcement Board
City of Treasure Island, FL
Initial Hearing Case No. ZONE-002952-2022

Petitioner,

City of Treasure Island, Florida
120 108th Ave.
Treasure Island, FL 33706
v.

Respondent,

10771 Gulf Boulevard LLC

Parcel ID# : 23-31-15-91836-007-0010
Mailing Address: 4100 N 28th Ter
Hollywood, FL 33020-1116
Property Address: 10771 Gulf Blvd.
Treasure Island, FL 33706

Legal Description: Treasure Island, City of Blk 7, Lots 1, 2, 3, & 4 less part of Lot 1 for Rd Per O.R. 4346/1080

Finding of Facts, Conclusions of Law, and Order
(Initial Hearing)

Finding of Facts

City of Treasure Island Code Enforcement Board, in accordance with Chapter 162, Florida Statutes, has heard testimony and reviewed all evidence received at the Code Enforcement Board hearing held on April 19, 2023, and based on the testimony and evidence presented, enters an Order finding violation. The following Findings of Fact, Conclusions of Law and Order are hereby entered:

1. The Respondent/Registered agent ____appeared in person/ _____ did not appear in person to the April 19, 2023, Code Enforcement Board.

2. The Respondent ____is/ ____is not the owner/register agent of the property located at 10771 Gulf Blvd Treasure Island, FL 33706.

3. The City of Treasure Island Code Compliance Inspector provided evidence and testimony regarding the condition of the property and evidence that the property was in violation of the City of Treasure Island's Code of Ordinances. The exhibit packet was received and reviewed.

4. The property ____contained/ ____did not contain the deficiencies listed in the Courtesy Notice of Violation, the Notice of Violation and the Notice of Hearing the exhibit packet submitted by the City and each are herein incorporated by reference. The deficiencies include using the vacant lot as a parking lot prior to obtaining the required statement of zoning compliance (certificate of completion).

6. A Notice of Violation was mailed first class and certified first class and posted on the property and at City Hall on March 20, 2023. A Notice of Hearing was mailed first class and certified first class and posted on the property and at City Hall on March 24, 2023.

7. As of April 19, 2023, the Property is _____in compliance/ _____not in compliance.

8. The Code Enforcement Board concludes that the Property ____is not /___is in violation of the City Code of Ordinances Section 68-32 and Section 68-195 listed in the Notice of Violation and the Notice of Hearing.

Order

It is, therefore, ordered, and adjudged that the Respondent:

_____is in compliance and is found to be a first-time violator of Section 68-32 and Section 68-195 as of April 19, 2023

_____is in compliance and is not found to be a first-time violator as of April 19, 2023.

DONE AND ORDERED on this 19th day of April

By:_____

Tim Bradford, Chair

Filled with the City of Treasure Island City Clerk

Date:_____

_____

Celine Kidwell, City Clerk

Copies to: Respondent and City of Treasure Island