CODE ENFORCEMENT BOARD REGULAR MEETING
WEDNESDAY, SEPTEMBER 18, 2024 – 2:00 PM
COMMISSION CHAMBERS, 10451 GULF BLVD TREASURE ISLAND, FL 33706

MEETING NOTICE AND AGENDA

I. PLEDGE OF ALLEGIANCE

II. OATH OF OFFICE FOR NEWLY APPOINTED AND REAPPOINTED CODE ENFORCEMENT BOARD MEMBERS

- *Frank Malone, At-large Member*
- *Donald Snemis, At-large Member*
- *Jeff Richardson, Alternate Member*

III. ROLL CALL

IV. ELECTION OF CODE ENFORCEMENT BOARD CHAIR AND VICE CHAIR

V. CELL PHONE ANNOUNCEMENT AND ADMINISTRATION OF OATH

VI. APPROVAL OF MINUTES

VII. EXPLANATION OF HEARING PROCEDURES

VIII. EX PARTE` COMMUNICATION DISCLOSURE

IX. CASE HEARINGS

IX.1 Code Case # LANDSCAPE-005106-2024, Amos Alexander, 155 121st. Ave. W., Treasure Island, FL 33706
Evidentiary Fact Sheet LANDSCAPE 005106-2024.docx
Notice of Violation 155 121st Ave W.pdf
Affidavit of Service Notice of Violation 155 121st Ave W.pdf
Pinellas Property Appraiser 155 121st Ave W 7-30-24.pdf
Tax Collector 155 121st Ave W.pdf
Deed 155 121st Ave W.pdf
Returned mail 155 121st Ave W.pdf
Notice of Hearing 155 121st Ave W.pdf
Affidavit of Service Notice of Hearing 155 121st Ave W.pdf
Pinellas Property Appraiser 155 121st Ave W.pdf

Certified Receit-2-155 121st Ave W.pdf
Certified Receipt 155 121st St W.pdf
Returned Mail 155 121st W.pdf
Section 68-495 Minimum Property Standards.pdf
Section 18-37 Unhealthful Accumulations.pdf
CEB Power Point 155 121st Ave W.pptx

X. CITY ATTORNEY, STAFF AND BOARD REPORTS

XI. PUBLIC COMMENTS FOR NON-AGENDA ITEMS

XII. ADJOURNMENT

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

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

AGENDA ITEM NO. IX.1

Item Cover Page

CODE ENFORCEMENT BOARD AGENDA ITEM REPORT

DATE: September 18, 2024

SUBMITTED BY: Philip Christman, Community Development

ITEM TYPE: CEB Exhibit

AGENDA SECTION: CASE HEARINGS

SUBJECT: Code Case # LANDSCAPE-005106-2024, Amos Alexander, 155 121st. Ave. W., Treasure Island, FL 33706

BACKGROUND:

POLICY/PURPOSE:

STRATEGIC PLAN RELEVANCE:

ANALYSIS/DISCUSSION:

FUNDING:

MOTION:

ATTACHMENTS:
Evidentiary Fact Sheet LANDSCAPE 005106-2024.docx
Notice of Violation 155 121st Ave W.pdf
Affidavit of Service Notice of Violation 155 121st Ave W.pdf
Pinellas Property Appraiser 155 121st Ave W 7-30-24.pdf
Tax Collector 155 121st Ave W.pdf
Deed 155 121st Ave W.pdf
Returned mail 155 121st Ave W.pdf
Notice of Hearing 155 121st Ave W.pdf
Affidavit of Service Notice of Hearing 155 121st Ave W.pdf
Pinellas Property Appraiser 155 121st Ave W.pdf
Certified Receit-2-155 121st Ave W.pdf
Certified Receipt 155 121st St W.pdf
Returned Mail 155 121st W.pdf

Section 68-495 Minimum Property Standards.pdf
Section 18-37 Unhealthful Accumulations.pdf
CEB Power Point 155 121st Ave W.pptx

City of Treasure Island, Florida

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

Code Enforcement Board
Evidentiary Fact Sheet
Case # LANDSCAPE-005106-2024

1. Address of Violation:
   155 121st Ave. W., Treasure Island, FL 33706

2. Property Description:

   Use: Single Family Home
   Zoning District: RFH-50
   Parcel #: 15-31-15-17784-014-0010
   Legal Description: CONEY ISLAND BLK 14, LOT 1 & NE'LY 1/2 OF VAC 1ST ST W ADJ ON SW & EXT TO CENTER LINE OF 121ST AVE (PER O.R. 10736/1957) (SEE N 23-31-15)

3. Description of Violations:
   a. Weeds and grass overgrown
   b. Dead vegetation on property
   c. Debris on property

4. Code Provisions Violated:

   Section 18-37
   Section 68-495

5. Corrective Action:
   a. Trim all grass and weeds to below 6 inches.
   b. Remove dead vegetation.
   c. Remove debris from property.

6. Staff Actions:
   a. Courtesy Notice
      i. The violations were identified while conducting an area check, the Courtesy Notice was posted by Phil Christman on July 17, 2024.
   b. Notice of Violation
      i. The Notice of Violation was mailed via First Class and Certified Mail to the property owner by Phil Christman on July 31, 2024.
      ii. The Notice of Violation was also posted by Phil Christman at City Hall and on the property.

1. Certified Tracking Information
2. Tax Collector Information

c. Notice of Hearing
   i. The Notice of Hearing was posted on the property, posted at City Hall and mailed both Certified Return Receipt Requested and First Class on August 28, 2024.
      1. Certified Tracking Information
      2. Pinellas County Property Appraiser's Office Property Card

7. Staff Recommendation:

   Staff recommend that in the case LANDSCAPE-005106-2024, the Board find the property owner, Amos Alexander, to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37 and Section 68-495 for the property located at 155 121st Ave. W., Treasure Island, FL 33706. We recommend that the board set a compliance date of October 1, 2024, and require the property owner to complete the following to comply with Sections 18-37 and Section 68-495 by:

   a. Trim all grass and weeds to below 6 inches.
   b. Remove dead vegetation.
   c. Remove debris from property

8. Proposed Motion

   In the case LANDSCAPE-005106-2024, I move that the Code Enforcement Board find that the Respondent was/was not present and based on the testimony and evidence received, it is evident that a violation does exist and therefore, the Respondent, Amos Alexander, is a first-time violator in violation of the Treasure Island Code of Ordinances Section 18-37 and Section 68-495, and order the Respondent to trim all grass and weeds to a height lower than 6 inches, remove all dead vegetation, and remove debris from property in order to comply with said sections of the code by October 1, 2024.

   Upon complying with said sections of the code, the Respondent shall notify Inspector Christman, who shall inspect the property and notify the Board of compliance. If the property is not brought into compliance by October 1, 2024, the case will come back before this board on October 16, 2024, at 2 pm for imposition of a fine and certification of a lien on the property.

City of Treasure Island, Florida

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

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-005106-2024

July 31, 2024

VIA First Class Mail

ALEXANDER, AMOS
1511 SEAGULL DR S
ST PETERSBURG, FL 33707-3836

ALEXANDER, AMOS
155 121st Ave. W.
Treasure Island, FL 33706

RE: Notice of Violation, City of Treasure Island v. ALEXANDER, AMOS

Dear Amos Alexander,

Please be advised that your property located at 155 121st Ave. W., Treasure Island, FL 33706 is in violation of Sections 18-37 and 68-495 of the City of Treasure Island Code of Ordinances. The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that are being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property
Address of Violation:
155 121st Ave. W., Treasure Island, FL 33706
Property Description:
Use: 1090 Vacant Commercial Land w/XFSB
Zoning District: RFH-50
Parcel #: 15-31-15-17784-014-0010
Legal Description: CONEY ISLAND BLK 14, LOT 1 & NE'LY 1/2 OF VAC 1ST ST W ADJ ON SW & EXT TO CENTER LINE OF 121ST AVE (PER O.R. 10736/1957) (SEE N 23-31-15)

Section B-Description of Violations
- Weeds and grass overgrown
- Dead vegetation on property
- Old tires on property

Section C- Code Provisions Violated

Sec. 18-37. - Environmental: Noise, nuisance, psu's, & junk

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

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

Sec. 68-495. - Minimum property standards.

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

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

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

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

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

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

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

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

Section D- Corrective Action Due by August 16th, 2024:

- Trim all grass and weeds to below 6".
- Remove dead vegetation.
- Remove old tires.

If the corrective action set forth above is not taken by 4:00 PM on August 16th, 2024, the undersigned will request a hearing before the Code Enforcement Board of the City of Treasure Island, Fl. The Code Enforcement Board may assess penalties including a fine of up to $250 per day for a first-time violation and up to $500.00 per day for repeat violations. Each day that the violations continue will be regarded as a separate offense for which a separate fine may be levied. If the fine is not paid, it will become a lien on the property, which may be satisfied by foreclosure and sale of the property as allowed by Florida law. Further, the violation of any land development regulation of the City, in addition to the penalties provided in Chapter 2 of the Treasure Island Code of Ordinances, will be subject to abatement by an injunction of a court of competent jurisdiction.

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

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

For the City of Treasure Island,

Phil Christman
Code Compliance Inspector
City of Treasure Island
727-547-4575 ext. 232

155 121st Ave W

City of Treasure Island, Florida

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

Affidavit of Service
Code Enforcement Case # LANDSCAPE-005106-2024

I hereby certify that a copy of the Notice of Violation was served on July 31, 2024, by Phil Christman:

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

ALEXANDOR, AMOS
155 121st Ave W., Treasure Island, FL, 33706
Receipt #9214 8902 9562 6590 1605 7756 28

ALEXANDER, AMOS
1511 Seagull Drive, St. Petersburg, FL 33707-3836
Receipt #9214 8902 9562 6590 1605 7755 81

x Posting on the property at:
155 121st Ave. W., Treasure Island, FL, 33706 (Picture Attached)

x Posting at City Hall by Phil Christman (Picture Attached).

By: _____
Phil Christman
Code Compliance Inspector
City of Treasure Island, FL

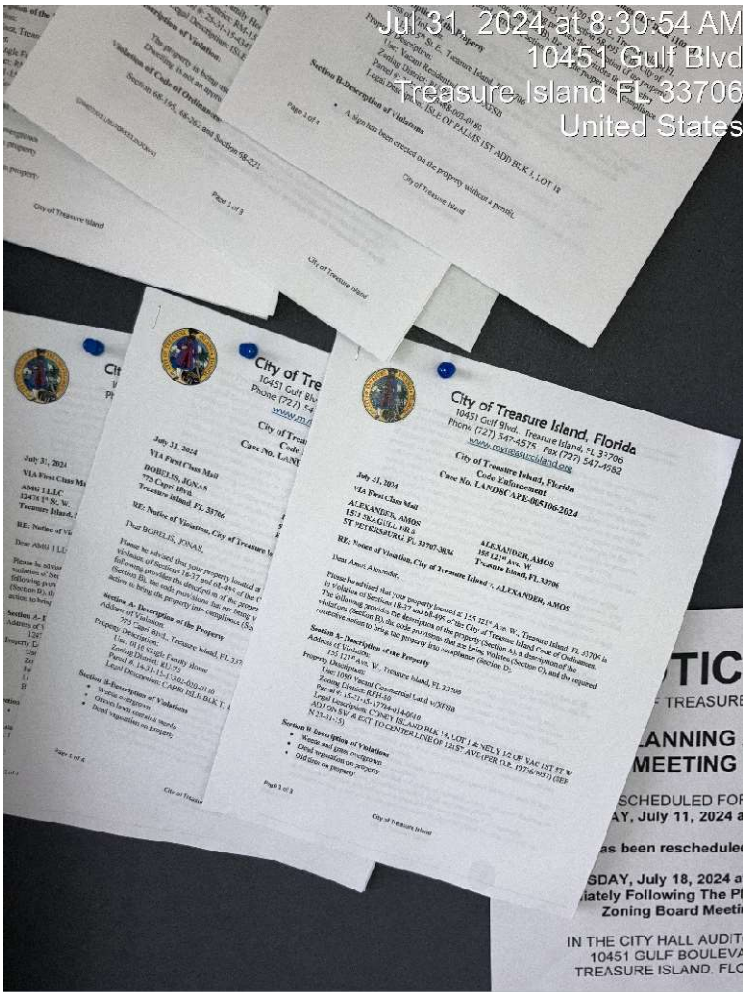
State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 31 day of JULY, 2024, by Phil Christman who is/are personally known to me or who has/have produced _____ as identification.

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

NOTARY SEAL

Bianca Danet
Notary Public


Jul 31, 2024 at 8:30:54 AM
10451 Gulf Blvd
Treasure Island FL 33706
United States
City of Treasure Island, Florida
10451 Gulf Blvd. Treasure Island, FL 33706
Phone (727) 547-4575 FAX (727) 547-4782
www.mytreasureisland.org
City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-0825106-2024
July 31, 2024
VIA First Class Mail
ALEXANDER, AMOS
185 132nd Ave. W
Treasure Island, FL 33706
RE: Notice of Violation, City of Treasure Island v. ALEXANDER, AMOS
Dear Mssrs. Alexander,
Section A: Description of the Property
Section B: Description of Violations
Section C: Required Corrective Actions
Section D: Penalties
Section E: Appeal Process
Section F: Conclusion
IN THE CITY HALL AUDIT
10451 GULF BOULEVA
TREASURE ISLAND, FLO


Jul 31, 2024 at 8:52:18 AM
12109 Sunshine Ln
Treasure Island, FL 33706
United States

Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 30-Jul-2024)

Parcel Number
15-31-15-17784-014-0010

- Owner Name
  ALEXANDER, AMOS
- Property Use
  1090 Vacant Commercial Land w/XFSB
- Site Address
  155 121ST AVE W
  TREASURE ISLAND, FL 33706
- Mailing Address
  1511 SEAGULL DR S
  ST PETERSBURG, FL 33707-3836
- Legal Description
  CONEY ISLAND BLK 14, LOT 1 & NE'LY 1/2 OF VAC 1ST ST W ADJ ON SW & EXT TO CENTER LINE OF 121ST AVE (PER O.R. 10736/1957) (SEE N 23-31-15)
- Current Tax District
  TREASURE ISLAND (TI)
- Year Built
  n/a

Heated SF	Gross SF	Living Units	Buildings
n/a	**n/a**	**n/a**	**0**

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2025	No	0%	
2024	No	0%	
2023	No	0%	

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20474/0114		279.01	A	Current FEMA Maps	Check for EC	Zoning Map	5/34

2024 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	$534,315	$516,281	$516,281	$534,315	$516,281

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	$506,478	$469,346	$469,346	$506,478	$469,346
2022	N	$449,823	$426,678	$426,678	$449,823	$426,678
2021	N	$393,536	$387,889	$387,889	$393,536	$387,889
2020	N	$376,712	$352,626	$352,626	$376,712	$352,626
2019	N	$365,576	$320,569	$320,569	$365,576	$320,569

2023 Tax Information

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

Tax Bill	2023 Millage Rate	Tax District
View 2023 Tax Bill	16.4541	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
13-Mar-2019	$100	U	V	CHADBOURNE KRISTEN A	ALEXANDER AMOS	20474/0114
12-Nov-2015	$50,000	U	V	CHADBOURNE KRISTEN ANNE	CHADBOURNE KRISTEN ANNE	18993/0746
26-May-2015	$390,000	M	V	SLEZAK, RICHARD M TRUST	CHADBOURNE KRISTEN ANNE	18811/0455
12-Sep-2006	$100	U	I	SLEZAK RICHARD M	SLEZAK, RICHARD M TRUST	15360/1016

2024 Land Information

Land Area: 7,235 sf | 0.16 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	0x0	$95	6,550	SF	1.0000	$622,250
Rights-Of-Way	0x0	$1,000	0.0200	AC	1.0000	$20

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
GARAGE	$44.00	360.0	$15,840	$6,336	1994

Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all

improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
No Permits on Record.			

Real Estate Account #R165803

Owner:
ALEXANDER, AMOS

Situs:
155 121ST AVE W
TREASURE ISLAND

Parcel details
Property Appraiser

Get bills by email

2023Annual Bill

PINELLAS COUNTY TAX COLLECTOR — **Notice of Ad Valorem Taxes and Non-ad Valorem Assessments**

BILL	PARCEL NUMBER	ESCROW CODE	MILLAGE CODE	AMOUNT DUE	
2023 Annual Bill	15/31/15/17784/014/0010	—	TI	$0.00	**PAID** Print (PDF)

If paid by:	Jan 31, 2024
Please pay:	$7,784.30

Combined taxes and assessments: $7,943.16

Ad Valorem Taxes

TAXING AUTHORITY	MILLAGE	TAXABLE	TAX
GENERAL FUND	4.7398	$469,346.00	$2,224.61
HEALTH DEPARTMENT	0.0713	$469,346.00	$33.46
EMS	0.8418	$469,346.00	$395.10
SCHOOL-STATE LAW	3.1900	$506,478.00	$1,615.66
SCHOOL-LOCAL BD.	2.7480	$506,478.00	$1,391.80
TREASURE ISLAND	3.8129	$469,346.00	$1,789.57
SW FLA WTR MGMT.	0.2043	$469,346.00	$95.89
PINELLAS COUNTY PLN.CNCL.	0.0210	$469,346.00	$9.86
JUVENILE WELFARE BOARD	0.8250	$469,346.00	$387.21
Total Ad Valorem Taxes	**16.4541**		**$7,943.16**

Non-Ad Valorem Assessments

LEVYING AUTHORITY	RATE	AMOUNT
No Non-Ad Valorem Assessments.		

Parcel Details

Owner:	ALEXANDER, AMOS
Situs:	155 121ST AVE W TREASURE ISLAND

Account	R165803
Parcel Number	15/31/15/17784/014/0010
Millage code	TI - TREASURE ISLAND

Assessed value:	$469,346
School assessed value:	$506,478

Millage rate 16.4541

2023 TAX AMOUNTS	
Ad valorem:	$7,943.16
Non-ad valorem:	$0.00
Total Discountable:	$7,943.16
Total tax:	$7,943.16

LEGAL DESCRIPTION

CONEY ISLAND BLK 14, LOT 1 & NE'LY 1/2 OF VAC 1ST ST W ADJ ON SW & EXT TO CENTER LINE ...

View More

LOCATION	
Property class:	
Range:	15
Township:	31
Section:	15
Neighborhood:	CONEY ISLAND
Block:	014
Lot:	0010
Use code:	1090

Pinellas County Tax Collector
P.O. Box 31149, Tampa, FL 33631-3149

I#: 2019091434 BK: 20474 PG: 114, 03/26/2019 at 10:04 AM, RECORDING 1 PAGES
$10.00 D DOC STAMP COLLECTION $0.70 KEN BURKE, CLERK OF COURT AND COMPTROLLER
PINELLAS COUNTY, FL BY DEPUTY CLERK: clk100781

Prepared by:
Kristen Chadbourne
Record and Return to:
Amos Alexander
1511 Seagull Dr. S.
Saint Petersburg, FL 33707

QUIT CLAIM DEED

This Quit Claim Deed made on the 12th day of MARCH, 2019, Between **KRISTEN A. CHADBOURNE**, whose mailing address is: 12116 Gulf Blvd., Treasure Island, FL 33706, hereinafter called the First Party, and **AMOS ALEXANDER**, whose address is: 1511 Seagull Dr. S., Saint Petersburg, FL 33707, hereinafter called the Second Party.

WITNESSETH, that the First Party, for and in consideration of the sum of **TEN DOLLARS ($10.00)** in hand paid by the said second party, the receipt whereof is herby acknowledged, does hereby remise, release, and quit-claim unto the said second party forever, all the right, title, interest, claim and demand with the said first party has in and to the following described lot, piece or parcel of land, situate lying and being in the County of Pinellas , State of Florida to wit:

LEGAL DESCRIPTION: Lot 1, Block 14, Coney Island, according to the map or plat thereof as recorded in Plat Book 5, Page(s) 34 and 35, Public Records of Pinellas County, Florida; together with that portion of vacated street as described in Official Record Book 10736, Page 1957, Public Records of Pinellas County, Florida.

Parcel Identification Number: 15/31/15/17784/014/0010

Subject to covenants, restrictions, and easements of record.

To have and to hold the same together with all and singular the appurtenance thereunto belonging or in anywise appertaining, and all the estate, right title, interest, lien, equity, and claim whatsoever of the first party either in law or equity, to the only proper use, benefit and behalf of the said second party.

IN WITNESS WHEREOF, the First party has hereunto set First party's hand and seal the day and year first written above.

(Kristen A. Chadbourne - Seller)

(Wit.) _____ MICHAEL J RICHLIN (Print)

(Wit.) Theresa Richlin (Print)

State of FLORIDA, County of PINELLAS;

The foregoing instrument is acknowledged before me on this 13 day of March, 2019 by **KRISTEN A. CHADBOURNE**, who is personally known to me or who has/have produced FDL as identification and did take an oath.

Witness my signature and official seal in the aforesaid state and county.

PAULA KOSTOMLATSKY
Notary Public, State of Florida
Commission# GG 9654
My comm. expires July 7, 2020

CERTIFIED MAIL™

TAMPA FL 335
31 JUL 2024 PM

US POSTAGE
$008.16⁰
First-Class - IMI
ZIP 33706
07/31/2024
036B 0011823425

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

9214 8902 9562 6590 1605 7756 28

NSN

Amos Alexander
155 121st Ave. W.
Treasure Island FL 33706

NSN
33706-5411555

NIXIE 339 DE 1 0008/06/24
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 33706481451 *2901-04793-31-42

URE ISLAND
FLORIDA

Blvd.
land, FL. 33706

TAMPA FL 335
31 JUL 2024 PM

US POSTAGE
$000.69⁰
First-Class - IMI
ZIP 33706
07/31/2024
036B 0011823425

AMOS ALEXANDER
155 121ST AVE. W.
TREAS

NSN
33706-5411552

NIXIE 339 DE 1 0008/06/24
RETURN TO SENDER
NO SUCH NUMBER
UNABLE TO FORWARD
BC: 33706481451 *2101-05698-31-42

City of Treasure Island, Florida

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

City of Treasure Island, Florida
Code Enforcement
Case No. LANDSCAPE-005106-2024

Notice of Hearing
(First Offense)

August 28, 2024

VIA First Class Mail and Certified Return Receipt Requested

ALEXANDER, AMOS
1511 SEAGULL DR S
ST PETERSBURG, FL 33707-3836

ALEXANDER, AMOS
155 121st Ave. W.
Treasure Island, FL 33706

RE: Notice of Hearing, City of Treasure Island v. Alexander, Amos

Dear Amos Alexander,

Please be advised that your property located at 155 121st Ave. W., Treasure Island, FL 33706 is in violation of Sections 18-37 and 68-495 of the City of Treasure Island Code of Ordinances. The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that are being violated (Section C), and the required corrective action to bring the property into compliance (Section D).

Section A- Description of the Property
Address of Violation:
155 121st Ave. W., Treasure Island, FL 33706
Property Description:
Use: 1090 Vacant Commercial Land w/XFSB
Zoning District: RFH-50
Parcel #: 15-31-15-17784-014-0010
Legal Description: CONEY ISLAND BLK 14, LOT 1 & NE'LY 1/2 OF VAC 1ST ST W ADJ ON SW & EXT TO CENTER LINE OF 121ST AVE (PER O.R. 10736/1957) (SEE N 23-31-15)

Section B-Description of Violations
- Weeds and grass overgrown
- Dead vegetation on property
- Debris on property

Section C- Code Provisions Violated

Sec. 18-37. - Environmental: Noise, nuisance, psu's, & junk

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

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

Sec. 68-495. - Minimum property standards.

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

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

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

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

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

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

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

Section D- Corrective Action

- Trim all grass and weeds to below 6".
- Remove dead vegetation.
- Remove debris.

On **July 31st, 2024**, the City provided you with a Notice of Violation for the above referenced property. You were required to correct the violation(s) outlined in Section D by **August 16th, 2024**, and as of the date of this notice, you have failed to correct the violation(s) set forth above. Therefore:

You are hereby notified and ordered to appear at a public hearing of the Code Enforcement Board on Wednesday, September 18, 2024, at 2:00 PM, at City Hall, Commission Chambers, 10451 Gulf Blvd., Treasure Island, FL 33706, and be heard to the alleged violation at the property.

The 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 may have an 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 but no later than September 4th, 2024 to:

City of Treasure Island
Community Development Department
10451 Gulf Blvd.
Treasure Island, FL 33706
Attn: "Code Case # ENVIRON-005106-2024"

Additionally, if you desire to have witnesses subpoenaed, please contact the undersigned at least ten (10) working days before the hearing but no later than September 4th, 2024.

Please be advised that if you do not appear at the hearing, the hearing will proceed in your absence. Further, if the violation is corrected and then recurs or if the violation is not corrected by the time specified for correction by the Code Compliance Inspector in the Notice of Violation, the case may still be presented to the Code Enforcement Board 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. 232.**

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'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 of Hearing, please contact this office at codes@mytreasureisland.org.

For the City of Treasure Island,

Phil Christman
Code Compliance Inspector
City of Treasure Island
727-547-4575 ext. 232

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

City of Treasure Island, Florida

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

Affidavit of Service
Code Enforcement Case # LANDSCAPE-005106-2024

I hereby certify that a copy of the Notice of Hearing was served on August 28, 2024, by Phil Christman:

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

ALEXANDER, AMOS
155 121st Ave W., Treasure Island, FL, 33706
Receipt #9214 8902 9562 6590 1606 1805 82

ALEXANDER, AMOS
1511 Seagull Drive, St. Petersburg, FL 33707-3836
Receipt #9214 8902 9562 6590 1606 1805 68

x Posting on the property at:
155 121st Ave. W., Treasure Island, FL, 33706 (Picture Attached)

x Posting at City Hall by Phil Christman (Picture Attached).

By: _____
Phil Christman
Code Compliance Inspector
City of Treasure Island, FL

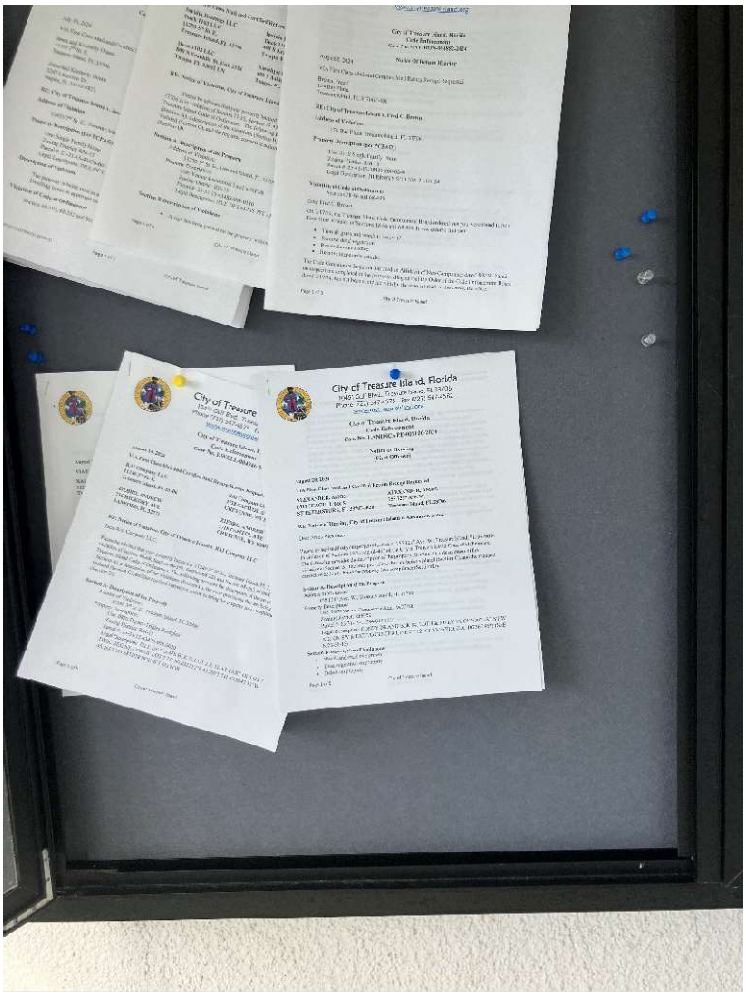
State of Florida)
) ss
County of Pinellas)

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization, this 28 day of August, 2024, by Phil Christman who is/are personally known to me or who has/have produced _____ as identification.

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

NOTARY SEAL

Bianca Danet
Notary Public


City of Treasure Island, Florida



Mike Twitty, MAI, CFA
Pinellas County Property Appraiser

Parcel Summary
(as of 28-Aug-2024)

Parcel Number
15-31-15-17784-014-0010

- Owner Name
  ALEXANDER, AMOS
- Property Use
  1090 Vacant Commercial Land w/XFSB
- Site Address
  155 121ST AVE W
  TREASURE ISLAND, FL 33706
- Mailing Address
  1511 SEAGULL DR S
  ST PETERSBURG, FL 33707-3836
- Legal Description
  CONEY ISLAND BLK 14, LOT 1 & NE'LY 1/2 OF VAC 1ST ST W ADJ ON SW & EXT TO CENTER LINE OF 121ST AVE (PER O.R. 10736/1957) (SEE N 23-31-15)
- Current Tax District
  TREASURE ISLAND (TI)
- Year Built
  n/a

Heated SF	Gross SF	Living Units	Buildings
n/a	**n/a**	**n/a**	**0**

Parcel Map



Exemptions

Year	Homestead	Use %	Status
2025	No	0%	
2024	No	0%	
2023	No	0%	

Property Exemptions & Classifications

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

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
20474/0114		279.01	A	Current FEMA Maps	Check for EC	Zoning Map	5/34

2024 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	$534,315	$516,281	$516,281	$534,315	$516,281

Value History

Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	N	$506,478	$469,346	$469,346	$506,478	$469,346
2022	N	$449,823	$426,678	$426,678	$449,823	$426,678
2021	N	$393,536	$387,889	$387,889	$393,536	$387,889
2020	N	$376,712	$352,626	$352,626	$376,712	$352,626
2019	N	$365,576	$320,569	$320,569	$365,576	$320,569

2023 Tax Information

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

Tax Bill	2023 Millage Rate	Tax District
View 2023 Tax Bill	16.4541	(TI)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
13-Mar-2019	$100	U	V	CHADBOURNE KRISTEN A	ALEXANDER AMOS	20474/0114
12-Nov-2015	$50,000	U	V	CHADBOURNE KRISTEN ANNE	CHADBOURNE KRISTEN ANNE	18993/0746
26-May-2015	$390,000	M	V	SLEZAK, RICHARD M TRUST	CHADBOURNE KRISTEN ANNE	18811/0455
12-Sep-2006	$100	U	I	SLEZAK RICHARD M	SLEZAK, RICHARD M TRUST	15360/1016

2024 Land Information

Land Area: ≅ 7,235 sf | ≅ 0.16 acres Frontage and/or View: None Seawall: No

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Vacant Commercial	0x0	$95	6,550	SF	1.0000	$622,250
Rights-Of-Way	0x0	$1,000	0.0200	AC	1.0000	$20

2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
GARAGE	$44.00	360.0	$15,840	$6,336	1994

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
No Permits on Record.			

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

9214 8902 9562 6590 1606 1805 82

Amos Alexander
155 121st St. W.
Treasure Island FL 33706

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

9214 8902 9562 6590 1606 1805 68

Amos Alexander
1511 Seagull Dr. S.
St. Petersburg FL 33707-3836

CERTIFIED MAIL™

TAMPA FL 335
28 AUG 2024PM

US POSTAGE
$008.16⁰
First-Class - IMI
ZIP 33706
08/28/2024
036B 0011823425

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

9214 8902 9562 6590 1606 1805 82

Amos Alexander
155 121st St. W.
Treasure Island FL 33706

NIXIE 339 FE 1 0009/04/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33706481451 *2101-04533-28-39

33706-511555
33706>4814

TAMPA FL 335
28 AUG 2024PM

US POSTAGE
$000.69⁰
First-Class - IMI
ZIP 33706
08/28/2024
036B 0011823425

SURE ISLAND
FLORIDA

lf Blvd.
sland, FL. 33706

Amos Alexander
155 121st Ave. W.
Treasure Island FL

NIXIE 339 DE 1 0009/04/24
RETURN TO SENDER
NOT DELIVERABLE AS ADDRESSED
UNABLE TO FORWARD
BC: 33706481451 *1901-04708-28-39

33706-511
33706>4814

Sec. 68-495. - Minimum property standards.

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

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

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

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

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

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

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

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

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

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

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

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

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

a.

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

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

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

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

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

(Code 1985, § 10-111(a), (b))

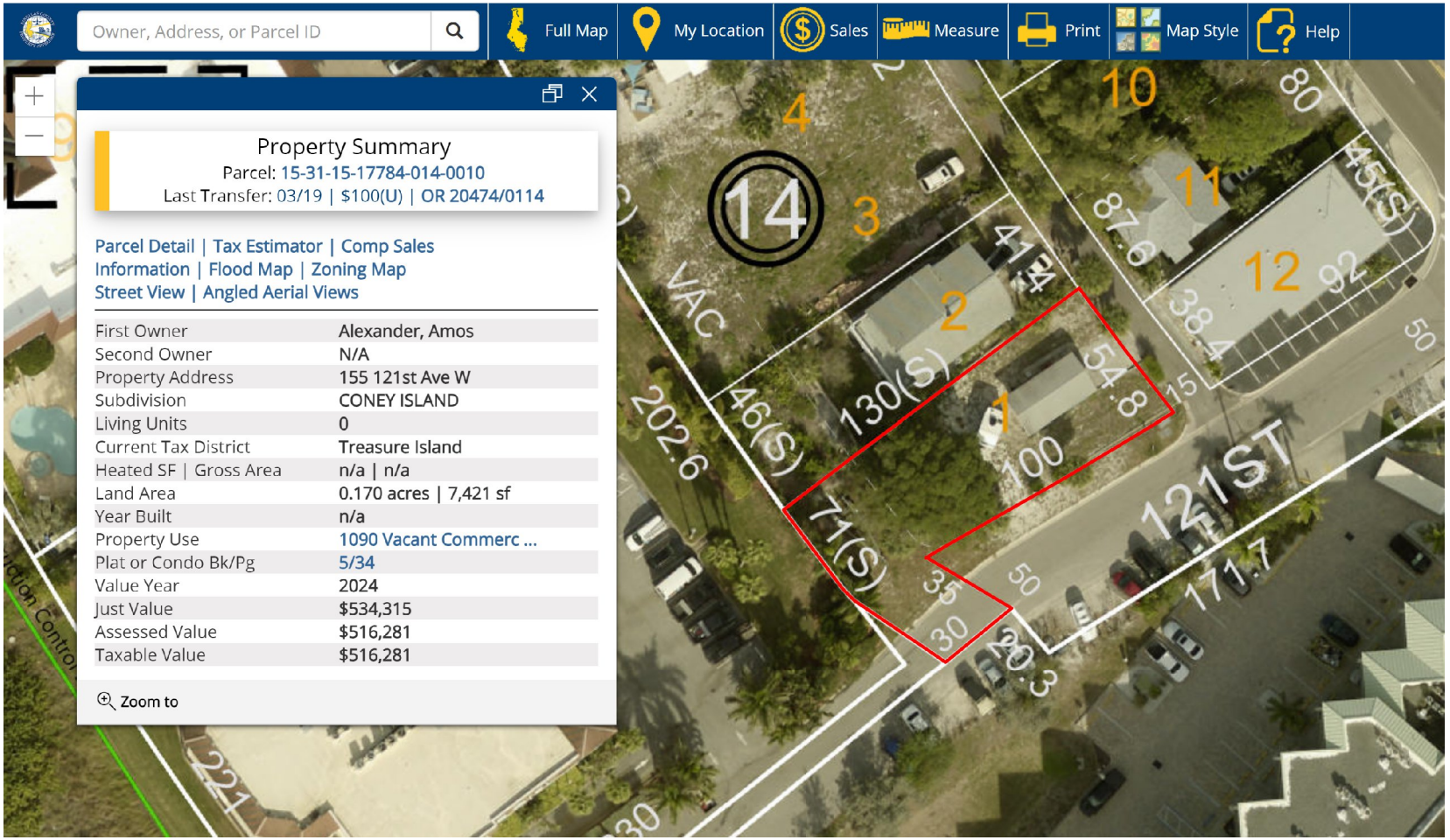
Code Enforcement Board

LANDSCAPE-005106-2024

September 18, 2024

2:00 PM

Zoning Map


Owner, Address, or Parcel ID
Full Map
My Location
Sales
Measure
Print
Map Style
Help
Property Summary
Parcel: 15-31-15-17784-014-0010
Last Transfer: 03/19 | $100(U) | OR 20474/0114
Parcel Detail | Tax Estimator | Comp Sales
Information | Flood Map | Zoning Map
Street View | Angled Aerial Views
First Owner Alexander, Amos
Second Owner N/A
Property Address 155 121st Ave W
Subdivision CONEY ISLAND
Living Units 0
Current Tax District Treasure Island
Heated SF | Gross Area n/a | n/a
Land Area 0.170 acres | 7,421 sf
Year Built n/a
Property Use 1090 Vacant Commerc ...
Plat or Condo Bk/Pg 5/34
Value Year 2024
Just Value $534,315
Assessed Value $516,281
Taxable Value $516,281
Zoom to
14
VAC
121ST

Courtesy Notice- 7-17-24

- Identified by Code Enforcement Inspector Phil Christman
- In violation of Section 68-495
- “Weeds and grass overgrown.”





July 17, 2024



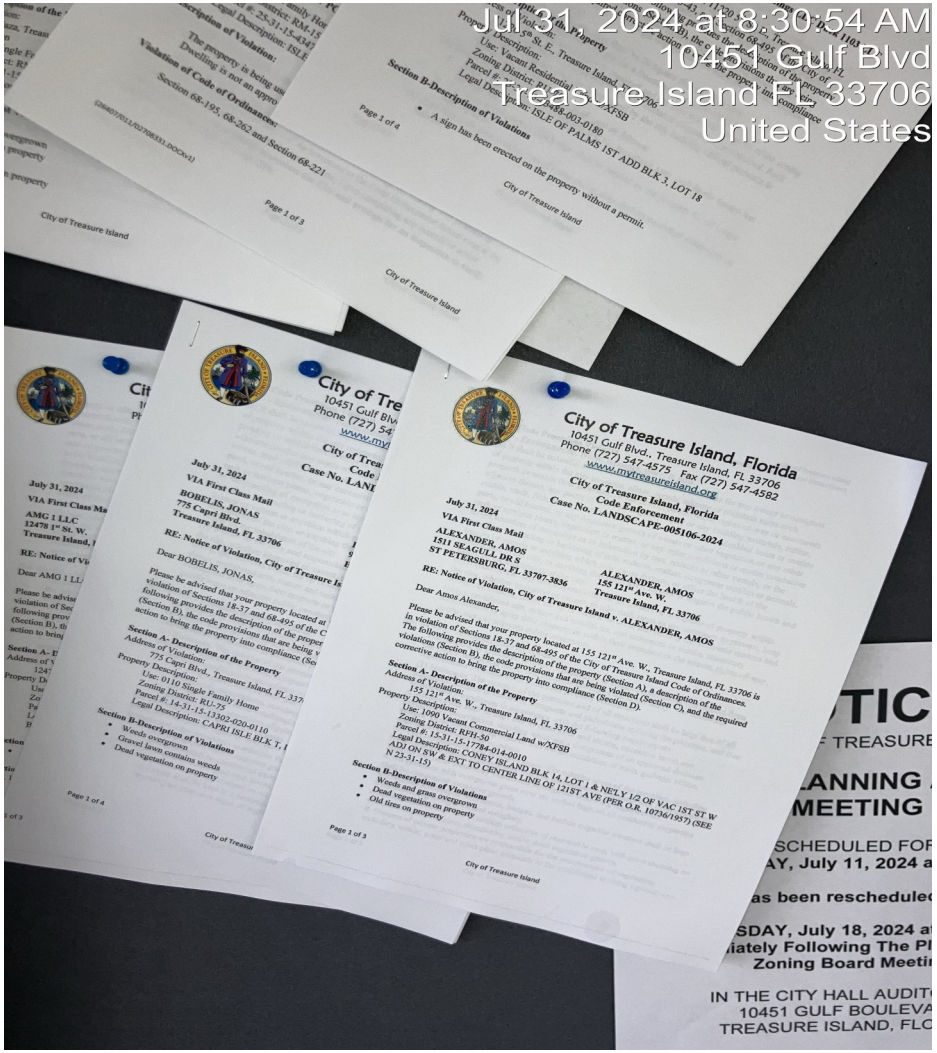


July 17, 2024

Notice of Violation-July 31, 2024

- Posted on the property
- Posted at City Hall and Mailed Certified Return Receipt Requested and First Class.
- In Violation of Section 18-37 and Section 68-495.
- “Weeds and grass overgrown, dead vegetation on property, old tires on property.”
- Compliance date of August 16, 2024.


Jul 31, 2024 at 8:52:21 AM
12109 Sunshine Ln
Treasure Island FL 33706
United States


Jul 31, 2024 at 8:30:54 AM
10451 Gulf Blvd
Treasure Island FL 33706
United States
City of Treasure Island, Florida
10451 Gulf Blvd., Treasure Island, FL 33706
Phone (727) 547-4575 Fax (727) 547-4582
www.mytreasureisland.org
Code Enforcement
July 31, 2024
VIA First Class Mail
ALEXANDER, AMOS
1511 SEAGULL DR S
ST PETERSBURG, FL 33707-3836
Case No. LANDSCAPE-005106-2024
RE: Notice of Violation, City of Treasure Island v. ALEXANDER, AMOS
Dear Amos Alexander,
Please be advised that your property located at 155 121st Ave. W., Treasure Island, FL 33706 is in violation of Sections 18-37 and 68-495 of the City of Treasure Island Code of Ordinances. The following provides the description of the property (Section A), a description of the violations (Section B), the code provisions that are being violated (Section C), and the required corrective action to bring the property into compliance (Section D).
Section A- Description of the Property
Address of Violation:
155 121st Ave. W., Treasure Island, FL 33706
Property Description:
Use: 1090 Vacant Commercial Land w/XFSB
Zoning District: RFH-50
Parcel #: 15-31-15-17784-014-0010
Legal Description: CONEY ISLAND BLK 14, LOT 1 & NELY 1/2 OF VAC 1ST ST W ADJ ON SW & EXT TO CENTER LINE OF 121ST AVE (PER O.R. 10736/1977) (SEE N 23-31-15)
Section B-Description of Violations
Weeds and grass overgrown
Dead vegetation on property
Old tires on property
City of Treasure Island
Page 1 of 3

July 31, 2024


Jul 31, 2024 at 8:52:04 AM
12109 Sunshine Ln
Treasure Island FL 33706
United States


Jul 31, 2024 at 8:52:07 AM
12109 Sunshine Ln
Treasure Island FL 33706
United States


Jul 31, 2024 at 8:52:10 AM
12109 Sunshine Ln
Treasure Island FL 33706
United States


Jul 31, 2024 at 8:52:28 AM
12109 Sunshine Ln
Treasure Island FL 33706
United States


Jul 31, 2024 at 8:52:40 AM
12109 Sunshine Ln
Treasure Island FL 33706
United States


Jul 31, 2024 at 8:52:54 AM
237–299 121st Ave
Treasure Island FL 33706
United States

Inspection on August 19, 2024





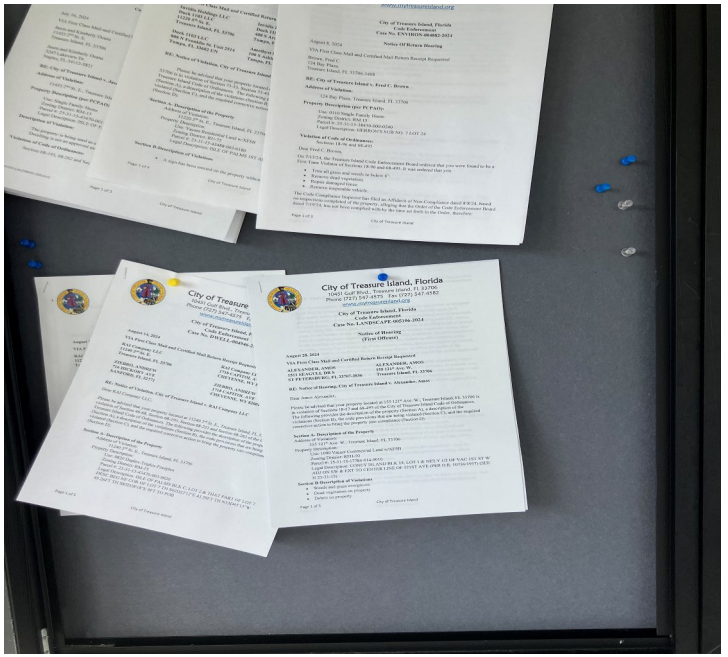

Aug 19, 2024 at 9:26:10 AM
12109 Sunshine Ln
Treasure Island FL 33706
United States


Aug 19, 2024 at 9:26:14 AM
12109 Sunshine Ln
Treasure Island FL 33706
United States

Notice of Hearing-August 28, 2024

- Posted on the Property (155 121st St W), at City Hall and Mailed Certified Return Receipt Requested and First Class on August 28, 2024.





Notice of Hearing-August 28, 2024

- In Violation of Section 18-37 and Section 68-495.
- “Weeds and grass overgrown, dead vegetation on property, debris on property.”
- Ordered to appear before Code Enforcement Board on Wednesday, September 18, 2024.





August 28, 2024





August 28, 2024





August 28, 2024

Staff Recommendation

- Staff recommend that in the case LANDSCAPE-005106-2024, the Board find the property owner, AMOS ALEXANDER, to be a first-time violator of the Treasure Island Code of Ordinances Section 18-37 and Section 68-495 for the property located at 155 121st Ave. W., Treasure Island, FL 33706. We recommend that the board set a compliance date of October 1, 2024, and require the property owner to complete the following to comply with Section 18-37 and Section 68-495 by:

  a. Trim all weeds and grass to a height lower than 6 inches.
  b. Remove dead vegetation.
  c. Remove debris from property.