

**CITY OF TREASURE ISLAND, FLORIDA**  
**CODE ENFORCEMENT**  
CASE NO. CEB 2007-03A  
July 10, 2007

City Of Treasure Island

V.

**T.I. Group Investment LLC**

Respondent.

**NOTICE OF HEARING**  
**2<sup>nd</sup> Violation**

ADDRESS OF VIOLATION:  
**10800 Gulf Blvd.**  
**Treasure Island, Florida 33706**

PROPERTY DESCRIPTION:  
Parcel ID 233115919260100060  
District RFH-30

**TO:**

**T.I. Group Investment LLC**  
2840 W. Bay Drive, #135  
Belleair Bluff, Florida. 33770

**T.I. Group Investment LLC**  
2875 S. Orange Ave # 500  
Orlando, Fl. 32806

**TI Group Investment LLC**  
**475 Central Ave.**

**TI Group Investment LLC**  
**11380 Prosperity Farms RD #221E**  
**Orlando, FL. 33410**

**St. Petersburg, Florida 33701**

**(Pinellas County Property Information 7/10/2007)**

It is alleged that you have failed to again to correct the violation, Sec. 18-37, by the required date, verbally given to you by this department of 6/12/2007 This violation is the same as contained in your first notice of violation dated, January 9th, 2007 where you were found in noncompliance of this section of our code.

Therefore; this is your second violation for the same offence.

**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

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact \_\_\_\_\_, Deputy 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.

CEB **Error! Reference source not found.** NOTICE OF HEARING CONTINUED

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.

YOU ARE HEREBY NOTIFIED that on **the 26<sup>th</sup> DAY OF July, 2007 at 3:00 P.M.**, a hearing will be held before the Code Enforcement Board or Special Magistrate of the City of Treasure Island, Florida at City Hall, 120 108<sup>th</sup> Avenue, Treasure Island, FL 33706, at which time you may present evidence, call witnesses, cross-examine witnesses, and be represented by an attorney.

If you do not appear at the hearing, the hearing will proceed in your absence. Further, this case may still be presented to the Code Enforcement Board or the Special Magistrate at the hearing even if the violation has been corrected prior to the time of the hearing.

After the hearing, the Code Enforcement Board or the Special Magistrate will make findings of facts, conclusions of law, and if a violation is found to have occurred, issue an order compelling a fine until compliance is met. Since this is your second violation on this property a \$500.00 per day for repeat violations, which, if assessed, could become a lien on your property depending on the outcome of the hearing.

An aggrieved party may appeal a final administrative order of the Code Enforcement Board or the Special Magistrate to the circuit court. You must file any appeal within 30 days of the execution of the order to be appealed.

If you have any question regarding the contents of this Notice, please contact this office immediately at (727) 547-4575x239 or x 265 Neal Schwartz

PLEASE GOVERN YOURSELF ACCORDINGLY.

*CITY OF TREASURE ISLAND*

BY:           *Carol Kitts*            
Title, Code Enforcement Inspector

**AFFIDAVIT OF SERVICE**  
**Case: CEB2007-03-A**

I hereby certify that a copy of the Notice of Hearing was served by; (check all that apply)

Certified mail, Return Receipt Requested, and first class mail sent to, **TI Group Investment LLC, 2840 W. Bay Drive, Billeair Bluff, FL 33770** (address provided to this department) and **TI Group Investment LLC 475 Central Avenue, St. Petersburg, FL. 33701.** (address on County Records) Date, 7/10/2007

Hand delivery to \_\_\_\_\_ (name) on \_\_\_\_\_ (date).

Posting on the property and at City Hall on \_\_\_ 07/10/2007 \_\_\_ (attach a copy of the notice).  
And **10800 Gulf Blvd.**

City of Treasure Island

By: \_\_\_\_\_  
Carol Kitts, Code Enforcement Inspector

State of Florida}  
County of Pinellas}

Sworn to and subscribed before me the \_\_\_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_ (seal) \_\_\_\_\_ (sign)  
Notary Public (Type name)

Personally known or  
 Produced \_\_\_\_\_ as Identification.