

Gary Signorelli  
9253 133<sup>rd</sup> St.  
Seminole, FL 33776

June 19, 2023

To whom it may concern:

We live in a quiet subdivision known as Oakhurst Trails. The subdivision has 31 homes with a mixture of single and 2 story homes. There is one entrance in and out of the neighborhood.

We have enjoyed this subdivision for 33 years with awesome neighbors and well-kept homes and properties. Some of our neighbors have lived here for 36 years. We are a subdivision with owners who are hard-working people enjoying the fruits of their labor. Their hard work allows them to maintain or improve their property. Values have increased with time and enhancement.

Less than a year ago, one home was sold to a real estate investor who overpaid the asking price to make the home an AIRBNB. Since then, this short-term rental has become a noisy, unkept disgrace to our lovely neighborhood. The property is located at 13348 92<sup>nd</sup> Ave. in unincorporated Seminole.

The problems are many at the AIRBNB. Front yard grass has deteriorated from green to dead, making a terrible impression to tenants and visitors, and the rest of our community. Obviously, the owner is collecting his rent money (sometimes (\$1,000/night), but not spending most of it to keep the home in good condition. As they say, "First impressions last a long time."

The backyard has a ditch that is overgrown. The owner is responsible for maintaining the ditch and just recently began being cited for trash and debris due to its overgrowth. The backyard is nothing but dirt which gets tracked into the pool. One tenant advised me he's stayed in 20+ AIRBNB's and never saw anything so horrible to rent. Two days after his arrival, AIRBNB moved his family to a better address.

Parking has been a major problem. The rules for this short-term rental, states parking only in driveway. Four spaces are designated in driveway, but cars are parked in the road blocking neighbors entry and exiting their own driveways. Furthermore, Emergency vehicles, garbage and delivery trucks cannot get through. A recent wedding event had 26 cars (parked on both sides of the road) and deputies responded 3 times that night to quiet the noise. They had music so loud that it was rattling neighboring homes, keeping children awake and preventing a neighbor from studying for her nursing degree final exam.

Another problem exists with the garbage can situation. Cans sit on the roadside most of the week overflowing from the top. Raccoons love this as they go in and out of the garbage cans even during the day. The garbage company pick up is Tuesday and Friday. Four plus cans are out front, but the company only empties 2 at a time. The rest stays in the gutter until the next pick-up day. This scenario is constant, week after week. Flies are prominent in and outside the cans.

The renters have, besides the wedding event, been hosting bachelor parties, and unvetted men with young girls. Spring breakers termed it a "Party House." Some occupants are known to smoke pot, urinate on the front lawn, and confront neighbors who complain and use very nasty language with them. A report of shots fired was called in to the Sheriff's office a month ago.

Pinellas Code Enforcement has visited many times and given the property manager extra time to submit the required Zoning clearance. Fines are being generated now with the hope that this situation could eventually be resolved.

What we are seeing is No Respect for the people who live in this neighborhood. Cars speed down 133<sup>rd</sup> St. only to realize the sharp curve onto 92<sup>nd</sup> Ave. Many children are present while observing the worst situation this community has ever seen.

At this time, we would like to request your help. We are sure there are many people living in areas where Short-term-rentals have ruined a comfortable lifestyle. After speaking with an aide to Kathleen Peters, our County Commissioner, we understand that the Pinellas Board of County Commissioners are helpless at this point.

As your constituents, we ask you to pursue State Legislation to eliminate the evils that exist with short-term rentals. This is no way to live in an otherwise nice, friendly, and united subdivision.

Sincerely,

  
Gary Signorelli

July 11, 2023

To Whom it may concern:

We are writing to you regarding the many concerns we have with the Air B & B that is now next door to our home. We reside in a family neighborhood where all the families know each other and watch out for each other and our children. Now that the residence next door has been turned into an Air B&B, it is very difficult to feel the normal safety we had in our neighborhood prior to it becoming a "party establishment" (per the website).

Our incidents usually involves loud parties and people drinking alcohol and smoking marijuana. At multiple times the marijuana was so strong waiting into our backyard that it chased us out of our pool area, and we had to take our small daughter inside of our house, so she was not subjected to second hand marijuana. Not all parties are that loud, but it seems the majority of them are. One particular party was so out of hand with drunk men that at one point several of them tried to enter our front door. The worrisome part is that happened within minutes after our eldest daughter came home. We shudder to think what would have happened if several drunk men had run into our 20-year-old daughter in the dark. They then proceed to go through our side gate, into our back yard, as was recorded by our security cameras.

Most of the time the traffic is so bad with cars parked in front of our house and the neighbors' houses. Our mailbox is blocked on a regular basis from the overflow of cars, obstructing U.S. Postal service from delivering mail. There have been times that Police and paramedics had been called and unable to come down our streets due to the cars. Strangers come into this neighborhood speeding down the street and now we are all fearful to let our children play out in the street like they used to. Pinellas county codes for Airbnb Stat... need to be parked in the driveway or garage.

There have been numerous times that there have been strange people looking over our fence And wandering into our backyard.

In the six years that we have lived here we have never had an issue with rats until the Air B&B opened. The garbage is atrocious, cans are full and left outside, so full that garbage is often left laying on the lawn as well. This is not only attracting the rats, but other rodents as well.

Due to the rowdiness of the parties and drunkenness of the majority of people staying there we've had to add several cameras and locks at great expense to ourselves. The people themselves are just going by what the website say when the website's advertised it as a party house. States it sleeps 30 although code for Pinellas County is only 10 people overnight. For instance, there was even a wedding reception there with music so loud it rattled our walls, while the mother of the bride was juggling flaming torches in their backyard. We have a video to back up that statement. When discussing it with the father of the bride who we happen to run into when the police showed up for the second time that night, he stated that it was advertised as a wedding reception hall. He had no idea that it was in a residential area.

All of this has created insecurity in our part and an inability to feel safe in our own home and neighborhood. As mentioned above we had to add, at great expense, extra security, cameras, motion detectors, lights, and locks. To try to deter the drunk rowdy people renting the "party house" Airbnb. Again, not all the visitors are like that. And the ones we do end up talking to keep mentioning the fact that the websites for VRBO and Airbnb describe this as a party house for large events.

Respectfully,



Albie and Lara Thurlow

John and Donna Hedger  
13343 92<sup>nd</sup> Ave.  
Seminole, FL 33776  
hedger\_j@msn.com  
hedgerdm@msn.com

June 15, 2023

To Whom it May Concern:

We are very concerned about the increasing number of houses being sold to investment companies. We see a tremendous effect that it is having on the ability of younger couples (or anyone for that matter) that are not able to find affordable housing. We know many young couples with two incomes that cannot find homes they can afford, let alone single people. The investment companies outbid local residents and pay cash, leaving so many unable to buy. Often these investors do not even live in our states, or even our country. Then the investment companies, that often own multiple properties in the area, either rent long term for high prices or short-term, which has created an increasing number of other problems for our communities.

We have lived in our neighborhood for over 27 years. Most of us know each other and have enjoyed our safe, beautiful little community, where we get together for lunches and children play in the street (a rare sight to see these days). Then the house across from us was sold to an investment company, which made it into a short-term rental house. There has been one issue after another since they started renting the house. First and foremost, they are breaking codes in many ways, one by advertising it falsely. They started out advertising it as a venue, saying that the 4 bedroom 2 1/2 bath house can sleep 30, and for weddings, up to 50. They made the dining room into another bedroom without a permit. Our county code laws restrict the amount of people that can sleep there to no more than 10, as well as only four cars in the driveway and none allowed on the road. We live across the street, and most of the time have had a hard time backing out of our driveway because of all the cars on the street. One party had so many people there with loud music throughout the night. When the cops were called and came, they lowered the music, then put it up again when they left. When my nephew, who was staying with us, went out at 9:00 pm to load his car up for their

departure the next day, he saw a man urinating in the front lawn of the rental property, and didn't even stop when he saw him. The next day, seedy looking guys were sitting in the garage with the door open, starting out into the community. There was a second guy seen urinating in the front yard again just last week. So many weekends different big parties have been occurring, especially during spring break, and no one was feeling comfortable letting their kids play outside anymore. The people coming and going are unvetted - we have no idea who they are and if they are safe. One time a group of teenage-looking girls came with two big guys. We thought maybe it was a sports team (many sports teams have come), but then after they left, we started thinking why would any parents give permission for their teenagers to stay in a house with two big guys as their chaperones. Something was not right, and we wish I had reported it.

Another time, there were over 19 cars in our small neighborhood with narrow streets and houses pretty close together. It was a wedding reception. It is not a neighborhood set up for a venue in any way, shape, or form. Air B&B and VRBO (both on which this house is advertised) are supposed to be for vacation homes for families, not huge venues. Should there not be zoning for this sort of thing? They had either a DJ or a live band in the backyard and lots of noise. Another time when the garbage

truck tried to get through, they couldn't because of all the cars from the renters on the street. They beeped repeatedly, but nobody came out, so they had to back all the way around the corner to get out. They did change their advertisement on VRBO to the required 10 people can sleep there, but on Air B&B they put it at 16, which is still breaking code. They are being fined, but when they make \$6000 a week, a fine is no big deal for them. We don't understand why when they don't comply with the law, they don't get shut down. We also don't understand why the people in this community that are very upset about this, that have paid a lot of money to live here, don't have any say. A renter was recently very upset because they arrived to what was a very different place than was advertised - with broken furniture, a dying front lawn, big chips of drywall missing, overgrown lawn in the back, and unsafe bathtubs with holes and cracks to name a few. Obviously, the owner is pocketing all the money he's making and putting nothing back into the upkeep of the house.

They usually have 4 garbage cans left out all week in front of the house after the renters leave full of garbage that has attracted raccoons and other animals, seen even in broad daylight. Then there are other neighbors that have complained about smelling marijuana, having renters look over the fence into their yard, noise, altercations, and one neighbor heard gunshots. Our neighborhood was always a joy and pleasure to be in, but now we feel very stressed and don't feel as comfortable or safe living here anymore, and several neighbors are talking about the possibility of even moving, including us.

We have heard that Senator Nick D'Agostino voted to make things more lenient for the short-term rental properties because it brings in a lot of revenue. We are not sure if he is just unaware of the problems it causes for local residents, not only because of our neighborhoods being ruined, but also because of the lack of available houses for people that actually want to buy and live in homes here. To think that there are investors from other states and even countries able to buy up our properties here at the detriment of local people being able to buy homes makes me so heartbroken! And the thought of any of our voted-in representatives caring more about money than about what is right and good for our communities is equally disturbing.

We hope that by submitting our concerns, it will be brought to our representatives' attention that this is a huge problem, and it will be something we consider strongly when it comes time to vote!

Sincerely,

John and Donna Hedger

To whom it may concern,

My name is Keith Stegbauer, I live in 13331 92<sup>nd</sup> Avenue North, Seminole, Florida 33776.

I would like to contact you with my concerns with the Airbnb that has opened across the street. One of the reasons we moved into the house we did, is because of the family atmosphere and quiet neighborhood. However, a lot has changed since the Airbnb has opened across from us. My children used to play outside in the street with all the neighborhood kids, but now that has stopped. Being a parent, my concern is that there has been numerous people, large groups, going in and out of the house that I don't know. They all speed down the street, which would end up hitting the children if they were outside playing, since our neighborhood is a circle, and my street is around a turn.

There have been more nights than I can count where music is so loud, my children can't sleep. We've heard music so loud that we could hear it at 11pm-12am in the morning in from our living room. People going in and out day and night, hearing there screams and shouts from the house and backyard. I've had to call law enforcement more than once, because of gun shots going off in the backyard. The backyard leads to a nature preserve. There has been people arguing at 3am, on a work and school night and lasted until morning. My wife will come home from work and has been shouted at and inappropriate words coming from the people renting, right in front of the kids. Which makes her and the children feel very unsafe and very uncomfortable even going outside.

I drive a larger vehicle, and some mornings or evenings it's impossible trying to get into my driveway, because of the number of cars that are parked along the streets. The value of the neighborhood is decreasing significantly if that Airbnb stays. Personally, I wouldn't have gotten into the house I am in if I would've seen the amount of activity that is always there on a consistent basis that close to my children and family. The people renting is never just a few people, it's always very large groups that are very loud. It's continuing to happen over and over, and I ask to please put a stop to this. This is having always been a family neighborhood, where children all play together and have fun, and this has stopped since the Airbnb opening. Please help in making our neighborhood back into a family environment for the kids to grow up in.

If you need anything from me, or have questions please call me at 727-480-9531 or my wife at 727-768-3507.

Best regards,

Keith Stegbauer

13313 92<sup>nd</sup> Avenue North

Seminole, Florida 33776s

Mr Jacques,

The property at 13348 92nd Ave Seminole 33776 running a short term vacation rental unit. It is advertised on AirBNB & VRBO. The big issue that is creating most of the problems is that the owner is purposely renting the property to groups over 10. Since acquiring the property 10 months ago, this property converted its dining room into a 5th bedroom. It also converted the garage to a game room, making it unavailable to park. The property only has 2 non-street parking spots in the driveway - 4 if you count putting 4 cars in the driveway and blocking the sidewalk. Even if you count it like that, the county code cap is still at 10 people for overnight guests. 16+(which is what is being advertised online) is excessive for a numbers of reasons and it is a nuisance to our neighborhood. The owner purposely purchased and designed this property with the intent to run a foul of the county codes.

The property has a lot of 1 to 3 night guests, mostly very large groups and there have been a number of people using the house as a party house. We've seen as many as 29 cars at a time associated with the house. In the last month there have been a half a dozen different groups of 20+ guests who have 7-10 cars with them. This means that one house in the neighborhood constantly takes over all the street parking and leaves nothing for the people that actually live here. We have seen raccoons in the middle of the day tearing up garbage bags full of trash that were either left in the yard(because cans were full) or filled too high in the cans where lids aren't closed. I have pictures and videos of this and some of the mess left behind. I tried to address with some of the tenants and the cleaning crew to no avail. There is simply too much trash being created at this house because of the over-occupancy. It is not the job of the resident homeowners in the neighborhood to pick up after this trashy house.

There have been numerous instances of people using the house as a party house. Blaring music past midnight, drunken tenants urinating in the yard(multiple occasions, there are only 3 toilets in the house), garage/game room open all night and day with music and food left out for raccoons to find, and influx of cars coming and going that aren't staying at the house.

This LLC purchased this property with the intent to turn this into an AirBNB and is purposely violating these rules in order to maximize their profit while hurting the value of neighboring homes. Myself and many of the other neighbors have contacted AirBNB/VRBO and the police were called many times- but this isn't curtailing the issues. Code enforcement has had an open investigation since March, but has yet to curtail any of the bad behavior and the owner clearly doesn't care about the neighbors or neighborhood. The owner is also required to post the county's short term rental rules prominently in the property and we know from the tenants that they haven't been told any of the rules.

At this point I am very disappointed to see that your party continues to push legislation to remove local regulation of short term rentals. Luckily the House & Senate bills from last session didn't pass, but it has been reported that they'll be brought up again in the next session. Quite frankly Republicans used to care about and brag about Home Rule which is now being obliterated. We need representatives in Tallahassee that are working for the constituents, not the lobbyists. We need you to have the strength to fight for your community. I have lived in this neighborhood for nearly 7 years and have lived in Florida for over 18 years. I love it here, but now hate to live in my own neighborhood. The countless hours that I've spent dealing with this property is causing me to lose income since I'm in a commission only business. If something isn't done about this property I will have no choice but to move out of the area, most likely the state. Unfortunately housing prices and insurance are now so high that most people can't afford even a lateral move to a different area in the same county/school district.

Sincerely,



Scott Kravetz

727-418-6974



To whom it may concern,

My name is Keith Stegbauer, I live in 13313 92<sup>nd</sup> Avenue North, Seminole, Florida 33776.

I would like to contact you with my concerns with the Airbnb that has opened across the street. One of the reasons we moved into the house we did, is because of the family atmosphere and quiet neighborhood. However, a lot has changed since the Airbnb has opened across from us. My children used to play outside in the street with all the neighborhood kids, but now that has stopped. Being a parent, my concern is that there has been numerous people, large groups, going in and out of the house that I don't know. They all speed down the street, which would end up hitting the children if they were outside playing, since our neighborhood is a circle, and my street is around a turn.

There have been more nights than I can count where music is so loud, my children can't sleep. We've heard music so loud that we could hear it at 1pm-12am in the morning in from our living room. People going in and out day and night, hearing there screams and shouts from the house and backyard. I've had to call law enforcement more than once, because of gun shots going off in the backyard. The backyard leads to a nature preserve. There has been people arguing at 3am, on a work and school night and lasted until morning. My wife will come home from work and has been shouted at and inappropriate words coming from the people renting, right in front of the kids. Which makes her and the children feel very unsafe and very uncomfortable even going outside.

I drive a larger vehicle, and some mornings or evenings it's impossible trying to get into my driveway, because of the number of cars that are parked along the streets. The value of the neighborhood is decreasing significantly if that Airbnb stays. Personally, I wouldn't have gotten into the house I am in if I would've seen the amount of activity that is always there on a consistent basis that close to my children and family. The people renting is never just a few people, it's always very large groups that are very loud. It's continuing to happen over and over, and I ask to please put a stop to this. This is having always been a family neighborhood, where children all play together and have fun, and this has stopped since the Airbnb opening. Please help in making our neighborhood back into a family environment for the kids to grow up in.

If you need anything from me, or have questions please call me at 727-480-9531 or my wife at 727-768-3507.

Best regards,  
Keith Stegbauer  
13313 92<sup>nd</sup> Avenue North  
Seminole, Florida 33776

To whom it may concern,

My family lives on 133<sup>rd</sup> Street in Seminare. Our neighborhood has always been friendly and safe. We have live here since 2017 and our 2 kids have always been able to go play in the neighborhood. Since the air bars came into the neighborhood we have been uncomfortable letting the kids walk down to the neighbor's house to play. Also, my daughter who is a competitive soccer player ~~use to~~ use to jog in the neighborhood, but now she is not allowed ~~since~~ since we do not know who is there and if she will be safe. We love this neighborhood and are sad ~~to~~ to see it changing due to the air bars.

Thank you for your time,

Amy Rubin

July 13, 2023

Dear Representative Jacques,

Thank you, in advance, for your willingness to hear our concerns regarding the Airbnb that has come into our neighborhood. We have lived here for 14 years and the Airbnb has changed the feel of our small neighborhood from a family friendly community who know each other to having to wonder who will be in the rental home on any particular day. Our biggest issue, with four young children, is safety. No longer do we feel safe, for instance, letting them ride their bikes around the neighborhood as we have no idea who might be in the house. There is also noticeably more traffic now in our quiet, no outlet neighborhood. It was very appealing to us when we purchased our home all those years ago to know this neighborhood has lower traffic and is family friendly. This Airbnb has taken some of that away. I'm not sure what can be done regarding this but if there is some way our voice can be heard and changes can be made, that would be a wonderful blessing. Thank you for your time.

Sincerely,

Aaron & Casey Paroulek  
9280 133rd Ln  
Seminole, FL 33776

From: "Jeff Nacky" <nackj12@gmail.com>  
To: leaddogb@lampabay.ir.com  
Cc:  
Bcc:  
Priority: Normal  
Date: Thursday July 13 2023 4:24:33PM  
Air BnB letter

Hello. My name is Chelsea Nack and I am writing you to address the air & b&b problems that we are having in our neighborhood.

We have lived on 133rd Lane for over a year now. We decided on this home because of the safe and quite neighborhood for our 4 young children to grow up on. We have wonderful neighbors that keep to themselves and protect those around them. When this air&b&b started we were disrupted by having a constant flow of strangers in our space and cars that constantly overflow our roads. We are literally a small circle of homes with the same exit and entrance to our street so we know when someone is here that is new or when it crosses the line to those who dont belong. It is getting to the point of safety concerns for our young children as we are not allowed to monitor who is coming into our neighborhood. There has been parties going late at night for weddings, bachelorette parties and an overflow of people that have been disrupting our space. There have been cars flying around the roads of our small area that is a huge safety concern, there have been reports of guns being shot in the backyard of the air b&b and intoxicated renters roaming around our street.

My husband and I are not ones to put our noses in other peoples business but this has been a constant issue for concern. We spent our hard earned money on this home to give our children the safety and beauty that comes from a quiet, quant space. This rental has totally disrupted this oasis. We are asking for your help to protect our home and give us back the neighborhood that we fell in love with.

Thank you for your time in reviewing this matter.

Chelsea Nack

copy

**To:** leaddogb@lampabay.r.com  
**Cc:** bssbarbie@hotmail.com  
**Subject:** Complaint on Air bnb  
**Attachments:** Untitled.png

This is a complaint letter regarding Air bnb property at 13348 92 nd Ave, Seminole FL, 33776

For the last 5 months the neighborhood been dealing with an air bnb property with loud and messy renters I live two houses to the left of the air bnb property, during the last five months, I personally experience people Are smoking marijuana from the back yard, male adult are peeing in the front yard, which was observe by a kid from across the street.  
One renter had a wedding at the property, which have well over ten people. Loud music, live band, and drunk people from the wedding  
Was stumbling to their cars, which was parked all over the neighborhood.

My family of five chose to live in this neighborhood because it was a peaceful and kids friendly place and definitely not expecting a business  
Of Air bnb would move into the neighborhood. To the point I don't feel comfortable letting my kids play outside anymore.  
So I ask you to image your family living in the situation and have to deal with rude renters, the loud music and park cars all around the street

Sincerity and concern neighbor

Mike Wong

727-307-8816

13324 92<sup>nd</sup> ave  
Seminole FL, 33776

copy

From: "Jose" <j.muniz83@gmail.com>  
To: leaddogb@lampabay.ir.com  
Cc:  
Priority: Normal  
Date: Tuesday July 11 2023 6:15:01PM  
Air BnB

> Good afternoon,

> There is a home on our block that is an Air BnB that is causing an issue with parking. The street is crowded with cars which is making it difficult to leave my driveway. Something needs to be done because it is now affecting my and my family's quality of life. They are leaving trash on the street and it's attracting vermin to the neighborhood.

> Regards,

> José Muriz

7/14/2023

Dear Mr. Jacques,

This is being written in response to your offices' request for letters from our neighborhood regarding the short term rental "party house" that is conducting business here. "Party house" are not our words but are the words used to describe the property at 13348-92nd Ave., Seminole, by AIRBNB in its listing.

Oakhurst Trails consists of thirty-one homes built in a circle with one entrance/exit into the neighborhood. We have witnessed a marked increase in the amount of traffic into our small neighborhood. A 25 mph sign was recently installed to try to slow drivers down. Of course, signs can only do so much. Automobile speed is not the only concern though. There is also far more street parking now since there is not nearly enough driveway parking to accommodate the number of renters allowed at this property. Street parking can affect visibility. A significant number of home owners here have children. Increased traffic and blocked visibility can affect their safety.

We have also noticed huge amounts of garbage overflowing the four large bins by the street. The lids are propped open by the mounds of garbage in each can. We can foresee flies, rats & raccoons as becoming a problem, if they are not already, because of the trash.

AIRBNB is conducting a business in the middle of a small residential neighborhood. The fact that it is billed as a "party house" is making the situation so much worse. Increased number of vehicles, street parking and excessive amounts of garbage are just what we have noticed, since we live around the corner from this property. Neighbors directly next to or across from this property are struggling with far more than just these problems.

We hope that you can help us in finding a solution to what is happening here.

Sincerely,



Mr. & Mrs. Scott J. Morten

Edon

7/5/2003

OHKHOIST TRAILS



To whom it may concern:

We have major issues and concerns in our little 31 home community with this Airbnb. We will list these below.

1. Security - who's coming & going?

2. Speeding - renters don't observe speed limits.  
3. Parking - vehicles parked on both sides of the road. Trailers & trucks cannot pass.

"Safety Hazard"

4. Noise - very loud & annoying (music)

5. Trash - excess of garbage over flowing or is on the ground. Putting other trash in the resident's next door.

6. Parties/Events - prohibited (Still happening)

7. Total language - all hours of the night. No respect for neighbors. (loud)

This Airbnb is affecting ours & many others' quality of life in our neighborhood.

Signed... Homeowners  
Ken & Shelley Chancey  
9275 1335th  
Seminole Fl. 33776



From: "Charles Verstraten" <stang0480@yahoo.com>  
To: Leaddogb@tampabay.rr.com  
Cc:  
Bcc:  
Priority: Normal  
Date: Thursday July 13 2023 9:37:58PM  
AIRBNB

Good Morning,

I'm writing this letter in hopes that it may help lead to a resolution regarding an AIRBNB property that is just a few houses down from mine. My wife and I moved to this quiet neighborhood two years ago and have been raising our two year old daughter and newborn son here where the neighbors are friendly, helpful, and have that love thy neighbor spirit that you unfortunately don't find anymore. In recent months the rental property situated at 13348 92nd Ave has become an extreme nuisance to a majority of the neighborhood. On many occasions we've had over 10 vehicles parked on the road potentially blocking emergency vehicles from getting by, alcoholic beverage bottles and cans scattered about on the lawn, garbage piles overflowing on the side and front of the house inviting pests and rodents, drug use and profanity laced partying while children are trying to play in there pool next door, loud music playing that can be clearly heard several house down and guests going to the bathroom on the front lawn. The problem lies in the accountability aspect. Even with the sheriff being called they can only warn the guests and when they depart there's another group to now contend with. As a homeowner if I had the police called on me multiple times for various sanitation and noise violations I would be arrested. Our attempts to resolve the matter with AIRBNB and the homeowner himself have gotten nowhere. Every new guest that arrives the reset button gets pushed and we the residents of this neighborhood have to deal with the same problems just with new guests. It's one thing to have a home and rent it out and ensure the renters are respecting the neighborhood and the people that live there, It's another to ignore noise ordinances, sanitation guidelines and basic respect for peoples neighborhoods where they should be most comfortable. The safety and comfort of this neighborhood has been ignored by AIRBNB and the owner of this property even when part of its company policy states it is one of there top priorities. Any assistance would be greatly appreciated in resolving this matter. Thank you for your time and help with this matter.

Charles C Verstraten  
Sent from my iPhone

Mr. Jacques,

I am writing to you concerning a short term vacation rental in our neighborhood, but also concerned about the state moving forward to deal with these properties.

The rental in our neighborhood is owned by a property management company. Initially it was listed on VRBO and Air BnB as a home to hold events, parties and weddings in. They stated that it could accommodate 30+ people overnight and as many as 50 for the event. It is a 4/2/2 home converted into 15+ beds everywhere in the house.

We live in a small friendly neighborhood, of well taken care of homes. I have owned my home for 34 years. The short term rental is changing the landscape of our neighborhood. There have been many parties at this particular rental because of the way it is advertised, and the number of guests it is saying can be accommodated. There is no room for something like this here. The parking is a continual problem with cars wrapping around the whole neighborhood. Outdoor karaoke, speeding, late night cars with loud music and nonstop Ubers coming and going are just a small part of the problem. Trash cans overflow and are at the curb for days with birds or raccoons spilling the trash everywhere. The garbage truck has not been able to complete the circle because of cars parking on both side of the street.

After the loudest party I contacted the property manager through VRBO. He was very adamant about not changing the listing. He knew the police were called three times for that rental but insisted I provide proof of the problem with police reports and video evidence. His rental customer was still at the property and I requested he contact them and confirm the problems. I do not believe the property manager is even in the state of Florida so there is no way for him to come and see what is going on. Nor will he accommodate the requests of the neighborhood to help solve the problems the rental is causing.

At this particular party attendees were verbal with the neighbors who were outside. Confrontation, profanity ensued from the attendees when they were getting in their cars. We have no idea who the renters or their guests are. I do not want to see one of my neighbors hurt by someone attending this type of event, with no way to know who it was because the property manager does not care.

Both VRBO and Air BnB ask for problems to be solved with the owners. But when an investment company is the owner and they are not nearby, they do not care about the neighborhood, they care about maximum investment.

The property manager changes the listing frequently concerning how many guests it will hold. He will reduce the number for a week or two and then increase the number again. Complaints

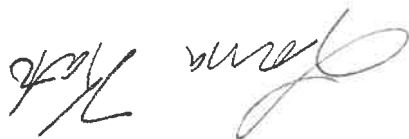
will only stop the problem temporarily. The property manager argues with neighbors and renters about what is going on. We will not be able to solve this problem with him with logic. Code enforcement has been helping and coming out when it can. But they are closed on Saturday and Sunday night, when the problems are happening. The police could not stop the music when called, because they abide by unincorporated laws, not the laws on the Pinellas county short term rental agreement. So the music can continue until 11pm every night. Last week 20 people were staying in the house. Today there is a sports team with 6 vehicles on the property, again blocking the neighbors from having a guest over to visit the people who actually live here. Not really a neighborhood with constant overflow of guests.

The rental agreement for short term rentals in Pinellas County says 10 guests maximum. How is this home able to violate that number every weekend? What do you suggest we do? I am not against short term vacation rentals. I use them frequently when I travel with my family. I have never encountered what is going on here, and I have rented in similar neighborhoods. Actually, we use vacation rental because they are quieter and more peaceful than hotels. You have the whole home without noisy people in the hotel hallway. I guess that is not how it works in our neighborhood.

I am extremely worried about the future regulations and the bill that Senator Diciegie sponsored. The regulations MUST be different for short term rental and homeowners. No homeowner is going to host a party at their home every weekend. Homeowners care about who is racing through their streets. Homeowners usually do not want trash scattered about their property. I understand that the rentals bring revenue into our state. I am not against the travel or rental. But the rules they abide by must be *stricter* than homeowners. I should be able to have one party in the home I have lived in for 34 years. But they should not be able to a party every weekend.

As our representative I am hoping you will care enough to see the difference. Obviously this is a problem for many homeowners. Thank you for your time.

Sincerely,



Lorna Kato

13312 92 Ave

Seminole, FL 33776

**Inquiry**  
 Thus listing is in my neighborhood and I would like you to please consider removing the  
 Sleeps 25+ and good for parties from this listing. There was a wedding with an outdoor band  
 there tonight. The police were called and the neighbors are very upset. Tonight there was a  
 war of words concerning parking and noise between guests and one of my neighbors that I was afraid  
 would escalate. My family has stayed in many Vrbo's and love the concept. But no one should be  
 advertising to have big parties in a small neighborhood where houses are close together. This can  
 happen every weekend.----- has been contacted and agreed to remove the good for parties  
 sleeps 25+ from their listing. I believe the rule in this county is sleeps 10.

This is my instruction on VRBO  
 asking them to remove the sleeps  
 25+ listing  
 James  
 Pat



• REPRESENT OAKHURST TRAILS

• SMALL, QUIET, CLOSE-KNIT FAMILY NEIGHBORHOOD

• AIRBNB @ 13348 92ND AVE SEMINOLE

• NO HOA, BUT LOOKING TO REFRESH ORIGINAL DEED RESTRICTIONS

• 31 HOMES, MIXTURE 2 AND 1 STORY HOMES

• 14 SEPARATE THE HOMES

• SINCE FEB 2023, REMODELING AND ADDED WALL IN DINING

Room To MAKE 5TH BEDROOM.

• WASN'T PERMITTED UNTIL SOMEONE COMPLAINED

• PERMIT THEN PULLED MARCH 30TH

• NOT INSP UNTIL MAY 23, 2 MONTHS LATER (DUE TO NO ACCESS)

• HAD BEEN RENTING SINCE LATE FEB 2023

• RENTING BEFORE ZONING CLEARANCE MAY 23

• TOOK PROP MGR 3 TRIES TO SUBMIT COMPLETE APPLICATION FOR

ZONING CLEARANCE

• ORIGINALLY RENTED TO MORE THAN 10 SLEEPING

• ORIGINAL WEBSITE SHOWED SLEEPS 25 PLUS

• NOW, MORE THAN 10+ SLEEP HERE CONTINUOUSLY.

• PARKING ISSUES

• NO PARKING ON STREET, BUT GUESTS PARK ALL THE TIME THERE

• DRIVEWAY ONLY ALLOWS 4 CARS

• ALWAYS 2-6 CARS IN ROAD, BLOCKING NEIGHBORS DRIVEWAYS

• WEDDING EVENT 4/28 26 CARS BLOCKING EMERGENCY VEH.

• POLICE CALLED 3 TIMES THAT NIGHT.

• PROP MGR SAYS GUESTS ONLY PARK ON ROAD TO LOAD OR UNLOAD

• PARTIES

• BIRTHDAY PARTIES 20+ PEOPLE

• WEDDING 60+ PEOPLE

• GENDER REVEAL 30+ PEOPLE

• POLICE CALLED MANY TIMES TO MOVE CARS + QUIET THE NOISE

• GARBAGE ISSUES

• 5+ CANS PLUS BAGS STAY OUT ALL WEEK.

• LOTS OF GARBAGE BECAUSE OF MORE THAN 10 PEOPLE

• RACCOONS IN DAYTIME IN + OUT OF GARBAGE.

• RACCOON EVEN AT HOME ACROSS STREET, NEIGHBOR GETTING IN THE

CAR  
• CODE ENF HAS PICTURE OF RACCOON IN DAYLIGHT  
• NEIGHBORS NOTICING RATS, FLIES, AND MAGGOTS



• FRONT YARD HAS NO GRASS

• WHEN HOME WAS BOUGHT, GOOD GRASS OUT FRONT

• SPRINKLER SYSTEM BROKEN SINCE DAY 1

• OWNER DOESN'T INVEST ANY MONEY INTO HOME APPEARANCE

• BACKYARD HAS NO GRASS EITHER, WHICH LEADS TO MUCH

DIRT IN POOL.

• TRAFFIC

• HAS INCREASED WITH 50 MANY CARS

• SPEEDING DOWN 133RD ST

• ROAD WEAR + TEAR FROM CARS COMING + GOING

• CHILDREN ARE HIGHLY AT RISK PLAYING STICK BALL + OTHER

• SAFETY AND SECURITY

• NOT SURE WHO'S RENTING. BAD OR GOOD, WE JUST DON'T KNOW.

• NOBODY IS VETTED

• PARTIES HAVE BEEN LOUD WITH POT SMOKE + F BOMBS

BY SOME.

• REPORT OF 5 SHOTS FIRED. NO BACKYARD NEIGHBORS, MAYBE

SHOOTING @ COYOTE OR OTHER ANIMAL

• MEN SEEN URINATING ON FRONT LAWN OR SIDE OF HOME

(IN PLAIN SITE OF KIDS). 3 MEN BEATING ON DOOR AFTER VIDEO

GROUP OF MEN HARASSED 12 YEAR OLD NEIGHBORHOOD

GIRL WHO WAS GOING REHABBING KNEE SURGERY FROM

SOCCER INJURY. ASKED HER TO COME TO GARAGE FOR ACTION.

• PARENTS LIMIT KIDS FROM OUTDOOR PLAY

• ARGUMENTS WHEN GUESTS ARE TOLD TO QUIET DOWN.

• KIDS CAN'T SLEEP WHILE ALL THE COMOTION IS GOING ON.

• NEIGHBOR ON ANOTHER STREET APPROACHED BY 2 MEN IN 20'S

ABOUT BUYING DRUGS FROM THEM.

• CODE ENFORCEMENT

• OFFICER HARTSOCK IS AWESOME

• DOING ALL SHE CAN. WRITING TICKETS LIKE CRAZY. EVEN WORKED

ON A WEEKEND AND CITED THEM EACH DAY FOR ADVERTISING

IT + ON AIRBNB WEBSITE. USUALLY GOES BACK TO 10 ON MONDAY.

• HAS REALLY BEEN GREAT FOR US SPENDING MUCH TIME.

• SAID HAS NEVER SEEN AN AIRBNB THIS BAD.

• PROPERTY MANAGER AND GUESTS VIOLATE CODE CONSTANTLY.

• THEY DON'T CARE.



LIES FROM PROPERTY MANAGER

- CARS ONLY PARK IN ROAD TO LOAD OR UNLOAD
- CHANGE WEBSITES FOR AIRBNB + VRBO FROM 10 TO 16+ (AIRBNB AND 25 (ON VRBO) ON WEEKENDS
- WHY? BECAUSE THEY KNOW CODE ENF DOESN'T WORK WEEKENDS.
- CHANGED WEBSITE MANY TIMES ON WEEKENDS. HAD DONE IT 7/28-7/31 AND 8/4-8/7. GOT CITED FOR THE LATTER ONE.

MANAGER WANTED MY PERSONAL ADDRESS. REASON: TIM WAS

"LOOKING TO AVOID DISTURBANCE TO SPECIFIC HOUSES"

\* THAT JUST MEANS TO ME THAT HE'D HAVE GUESTS PARK

ON ANOTHER STREET

• GUEST ARE ALERTED TO BRING OUT GARBAGE CANS IN A

TIMELY MANNER. HAVE SO MANY PICS THAT SHOW

GARBAGE CANS AT ROAD ALL WEEK.

• GUESTS ARE SUPPOSEDLY SENT AN AUTOMATED MESSAGE

ABOUT PARKING ONLY IN DRIVEWAY. HOW COME NO ONE

DOES IT?

• WEBSITE HAS BEEN A LIE SINCE DAY 1.

- SHOWS A BLUE LAKE IN BACKYARD. IT'S NOT BLUE AND IT'S

A RETENTION POND, NATURE PRESERVE

- ADVERTISES BEACH ACCESS. CLOSEST BEACH 2-3 MILES.

- " ON A CANAL. IT'S A SWIFTMUD DITCH.

- ONE GUEST TOLD ME HE BROUGHT FISHING POLES

FOR THE LAKE, BUT WAS VERY DISAPPOINTED

LIES BY AIRBNB

• WANTS NEIGHBORS TO FEEL A PART OF THE AIRBNB EXPERIENCE

• EVERY TIME I FILE A COMPLAINT, IT COMES BACK IN AND

EMAIL SAYING "THE MATTER HAS BEEN RESOLVED AFTER

THEY SAY "WE TALKED TO THE HOST, GUESTS, AND

NEIGHBORS AND THERE WERE NO COMPLAINTS"

GUARANTEE THEY DIDN'T TALK TO ANY NEIGHBOR

• THEY CONTINUALLY SAY "THEY WANT THE NEIGHBORHOOD

TO FEEL COMFORTABLE AND SAFE"



IN CONCLUSION:

- ONCE AGAIN, WE THANK OFFICER HARTSOCK FOR ALL SHE'S DONE! HER TIME IS LIMITED HANDLING ALL OF SEMINOLE IS A CHORE.
- PROPERTY MANAGERS ARE SNEAKY AND NOT TRUSTWORTHY.
- THEY BEAR CONSTANT WATCHING.

\* NEIGHBORHOOD WAS AMBUSHED BY BOTH SELLER + BUYER.

DOESN'T HAVE THE SAME FAMILY FEEL ANYMORE, WE'RE A VERY CLOSE-KNIT SUBDIVISION WHERE OUR

NEIGHBORS ARE LIKE FAMILY.

• THE LADIES GET TOGETHER (CELEBRATE BIRTHDAYS

AND THE MEN HAVE LUNCHEES TOO.

• NO PROPERTY MANAGER HAS VISITED THE PROPERTY.

• GUESTS DON'T RESPECT OUR NEIGHBORS, CHAS BLOCK DRIVENAYS

AND OTHER VEHICLES

• NEW OWNER PAID MORE THAN ASKING PRICE BECAUSE HE KNEW

LOTS OF MONEY COMING BACK TO HIM.

• 1 YR AGO REVIEW SAID THEY SLEPT 18 PEOPLE HERE.

• 2 1/2 BATHS. HOW DOES EVERYONE TAKE SHOWERS?

COMMISSIONERS, WITH THE SMALL SAMPLING OF THE CONTINUAL

PROBLEMS, WE INSIST ON REVOKING THE ZONING CLEARANCE,

NEVER TO HAVE A STR EVER AGAIN THERE.

MS. PETERS, PLEASE HELP US. SOME NEIGHBORS HAVE TALKED ABOUT MOVING.

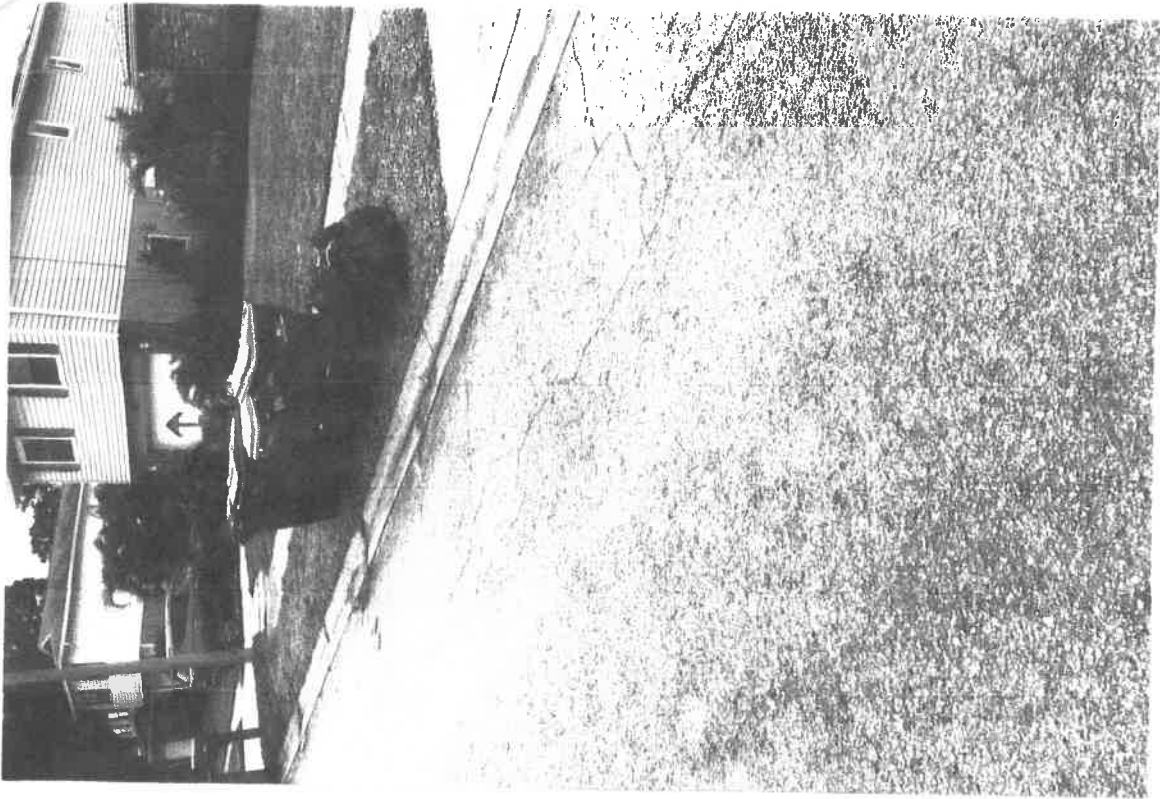
THIS STR WILL NEVER GET BETTER, EVEN IF PROPERTY MANAGER SAYS SO.

I PERSONALLY CAN'T WAIT ANY LONGER. MY DOCUMENTATION AND PHOTOGRAPHING CHEW UP SO MUCH OF MY TIME.

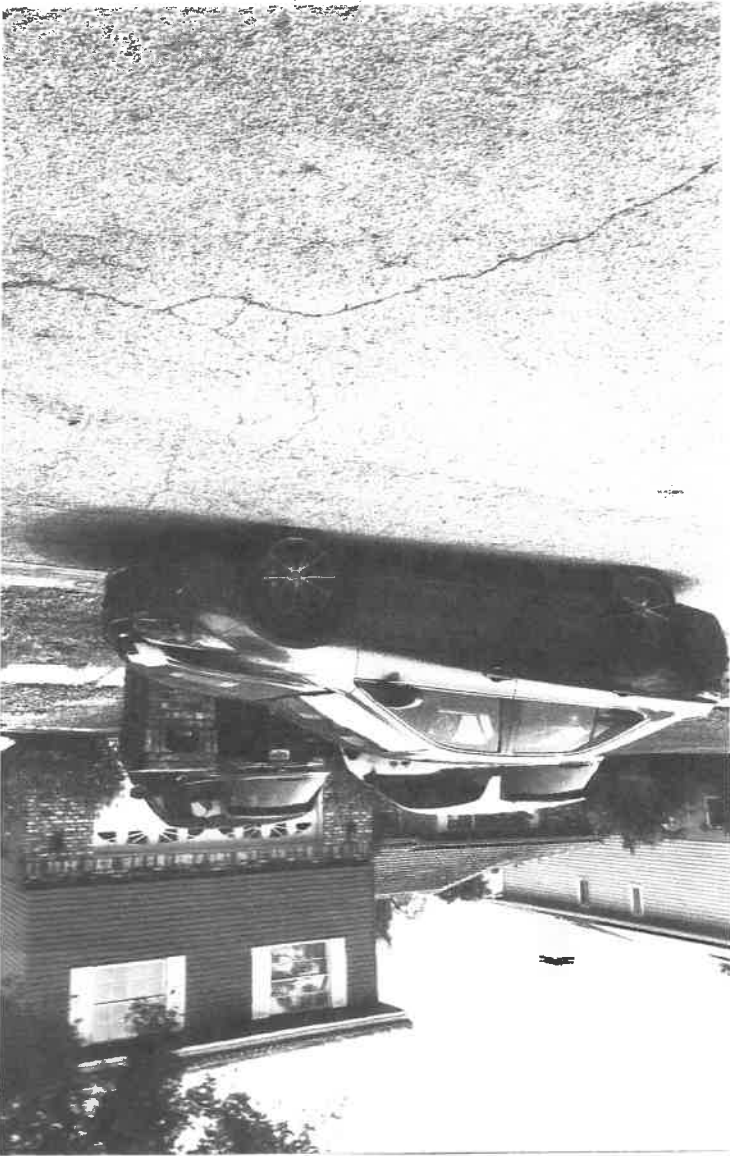
DO THE RIGHT THING AND GET RID OF THIS SRT. IT'S KNOWN AS A "PARTY HOUSE" THANK YOU







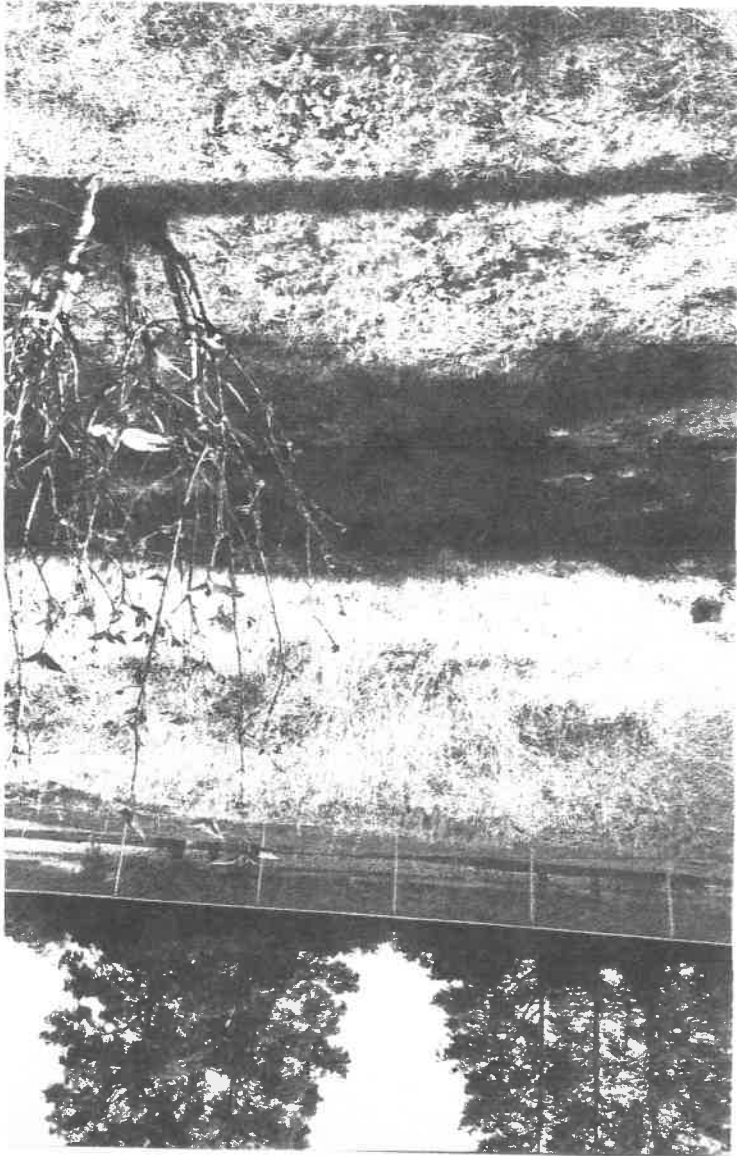
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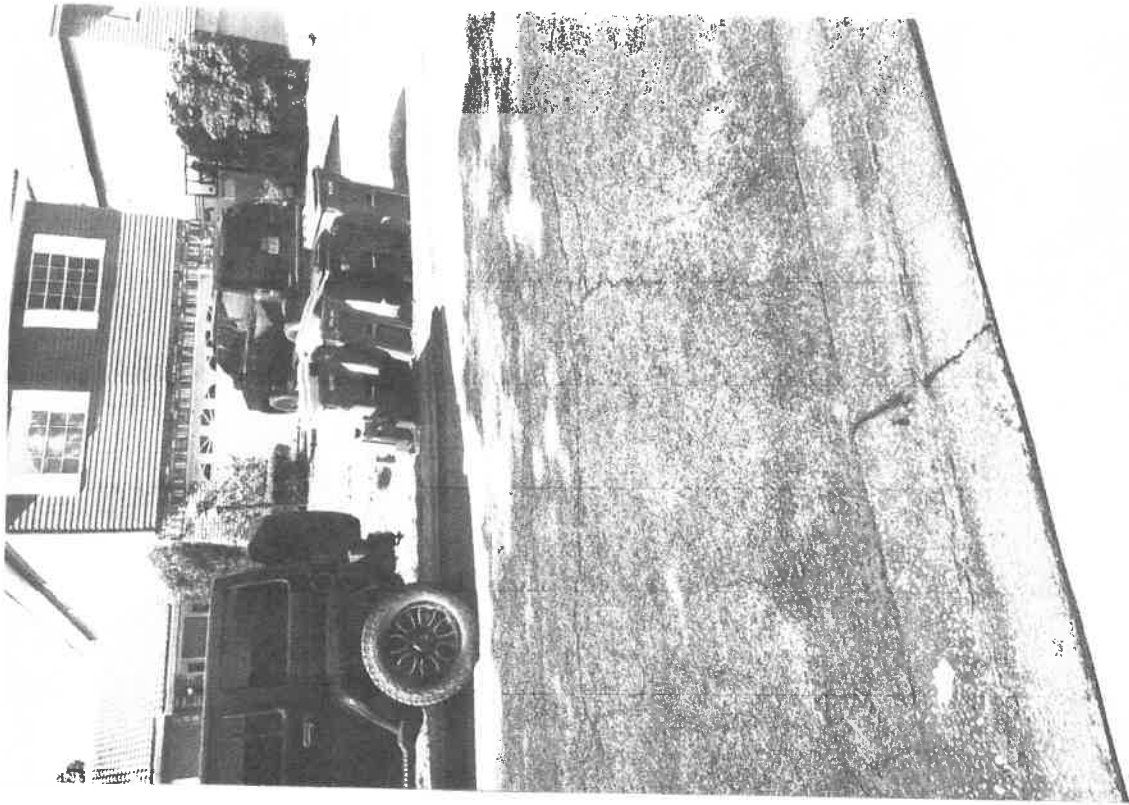
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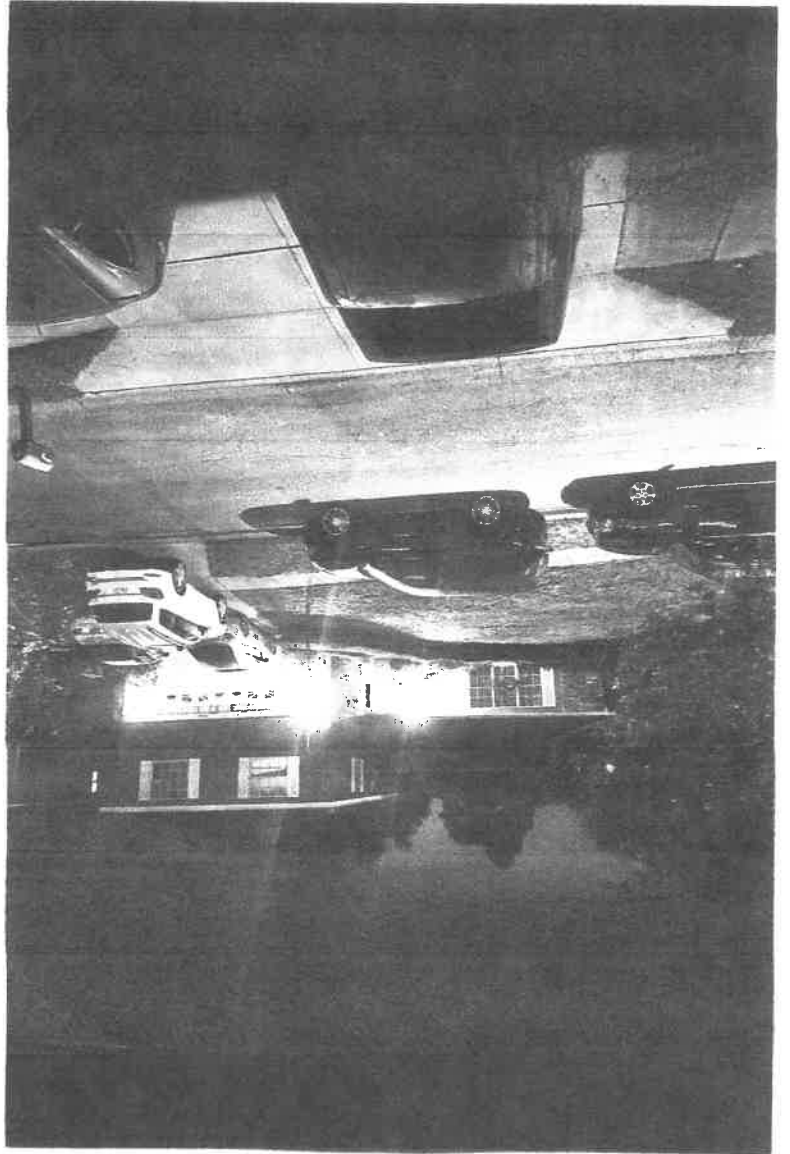
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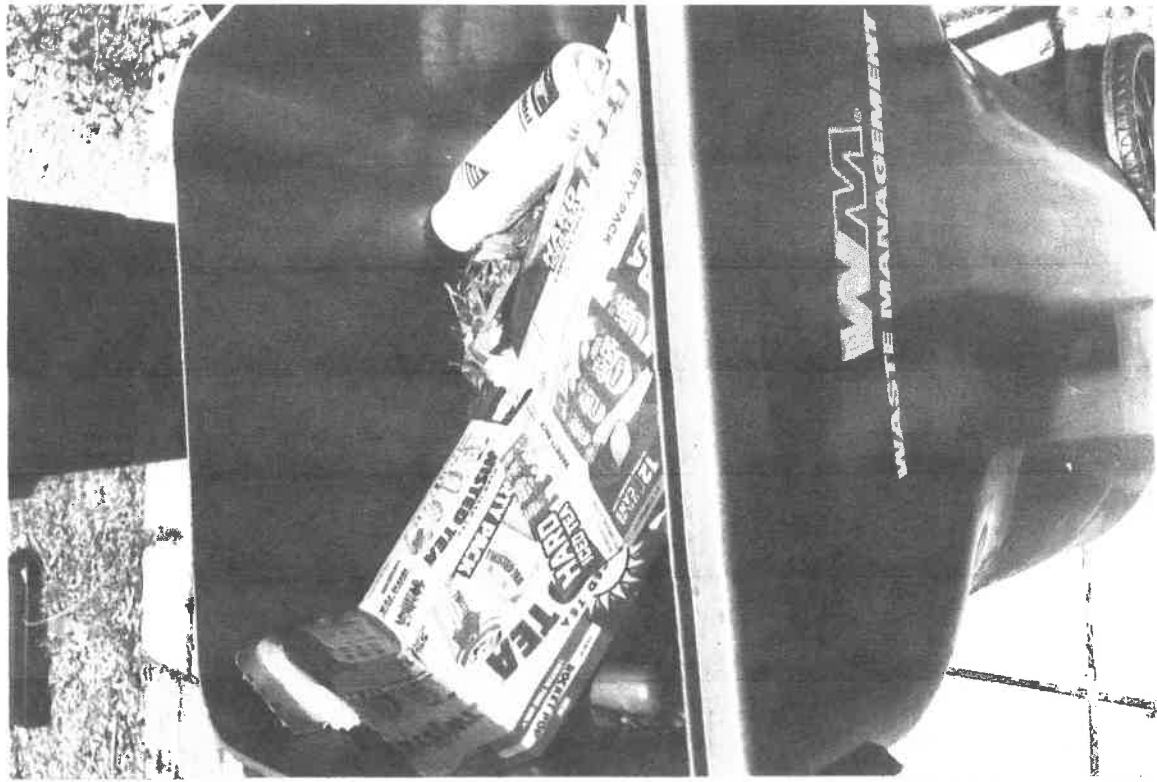
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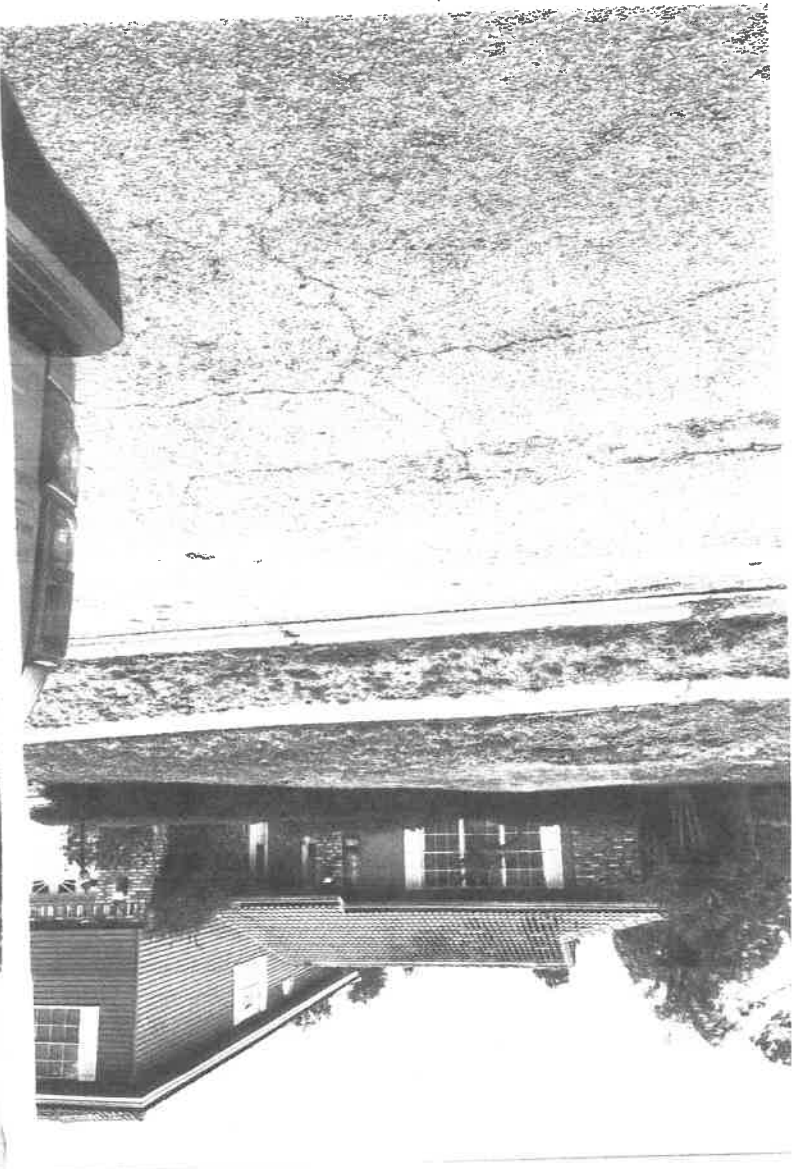
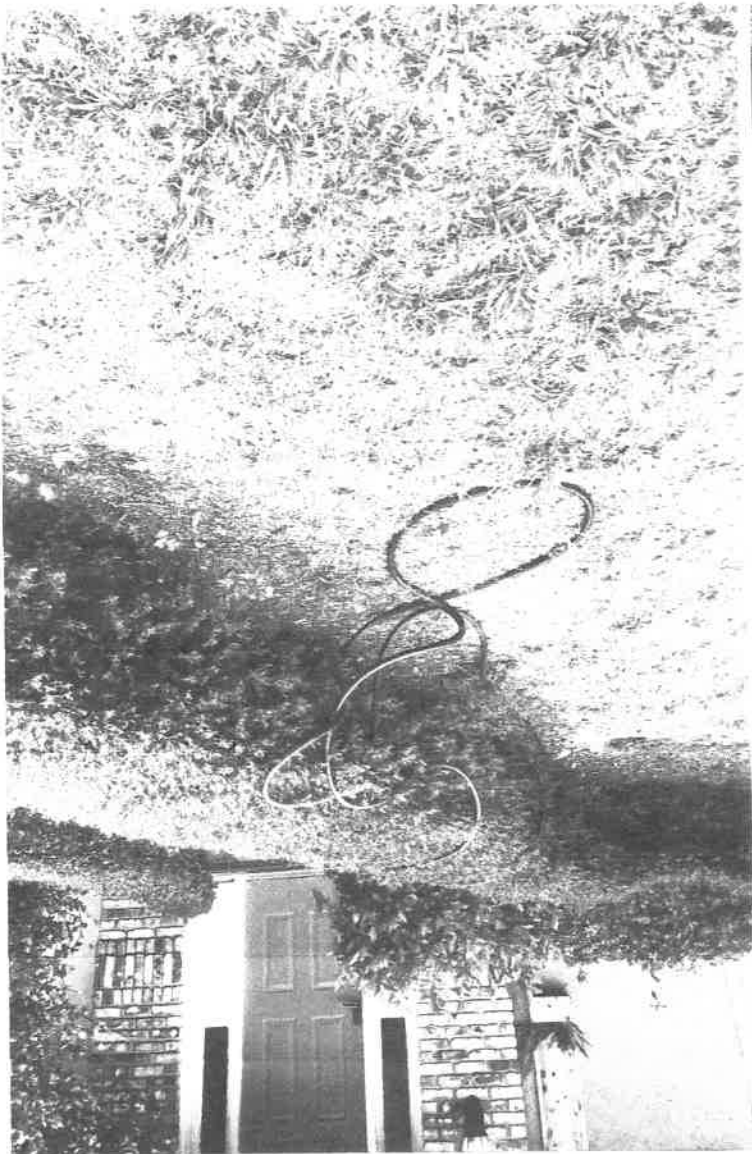
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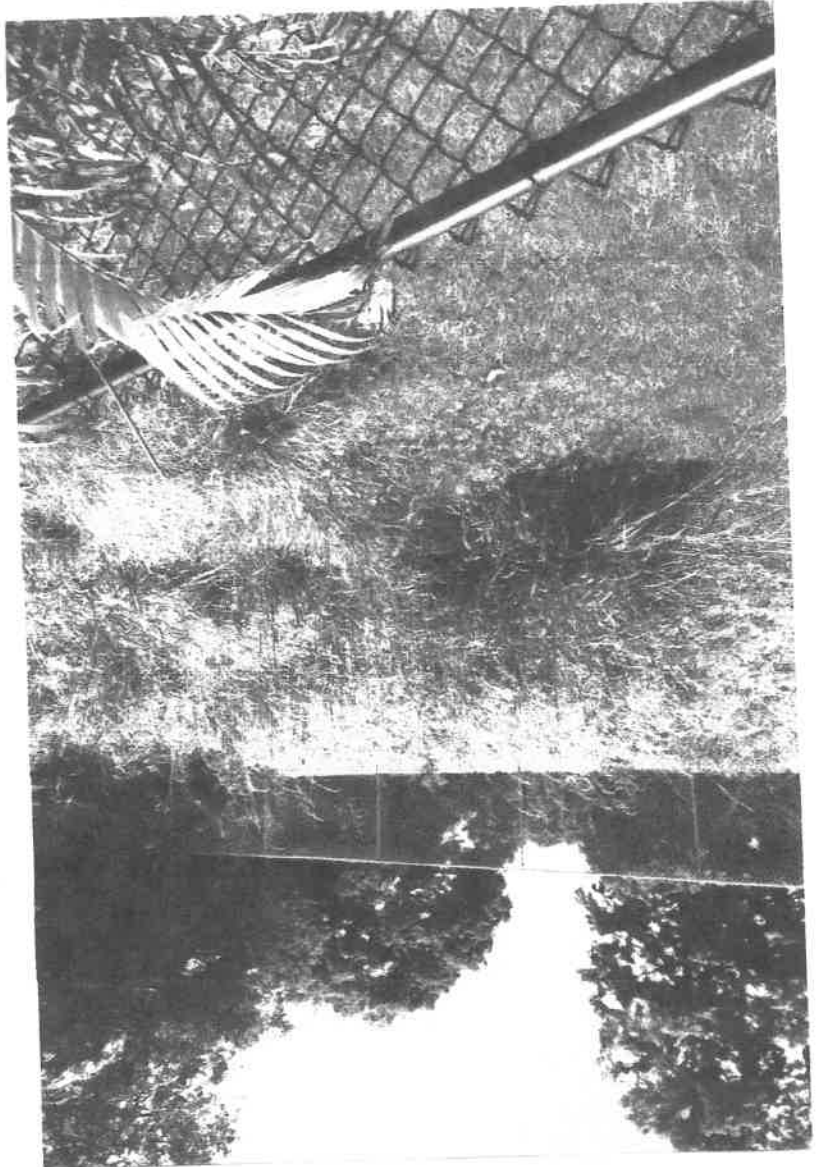




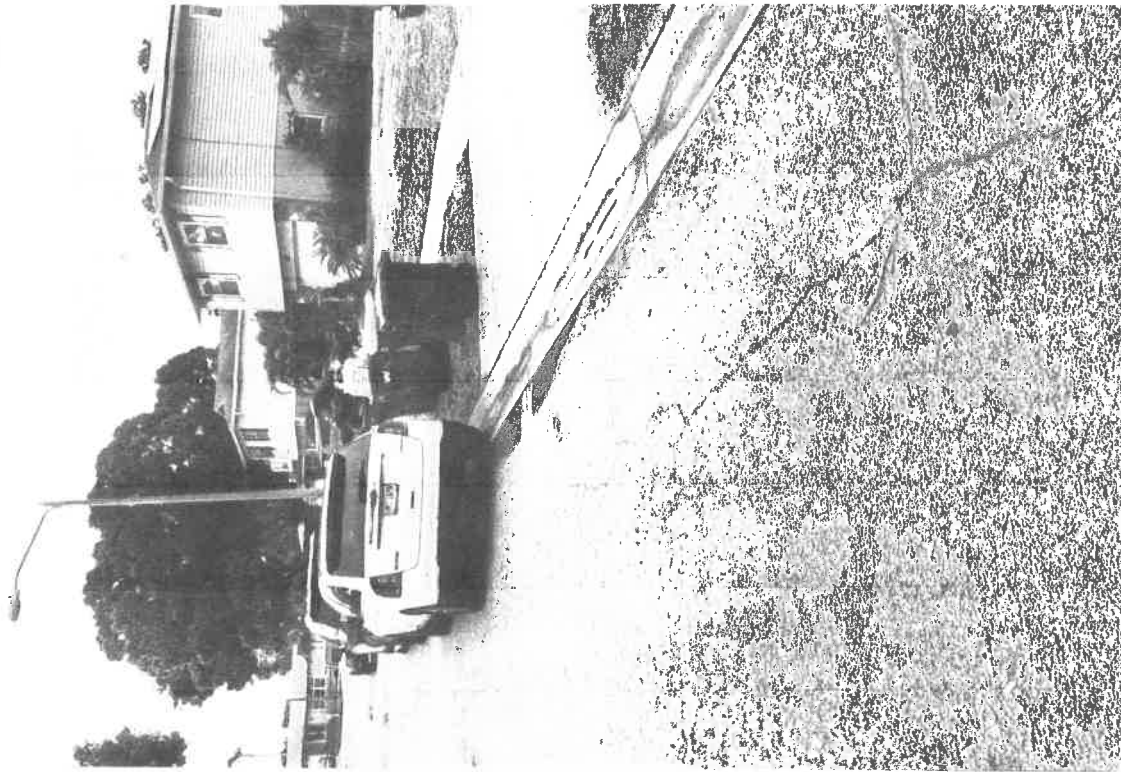


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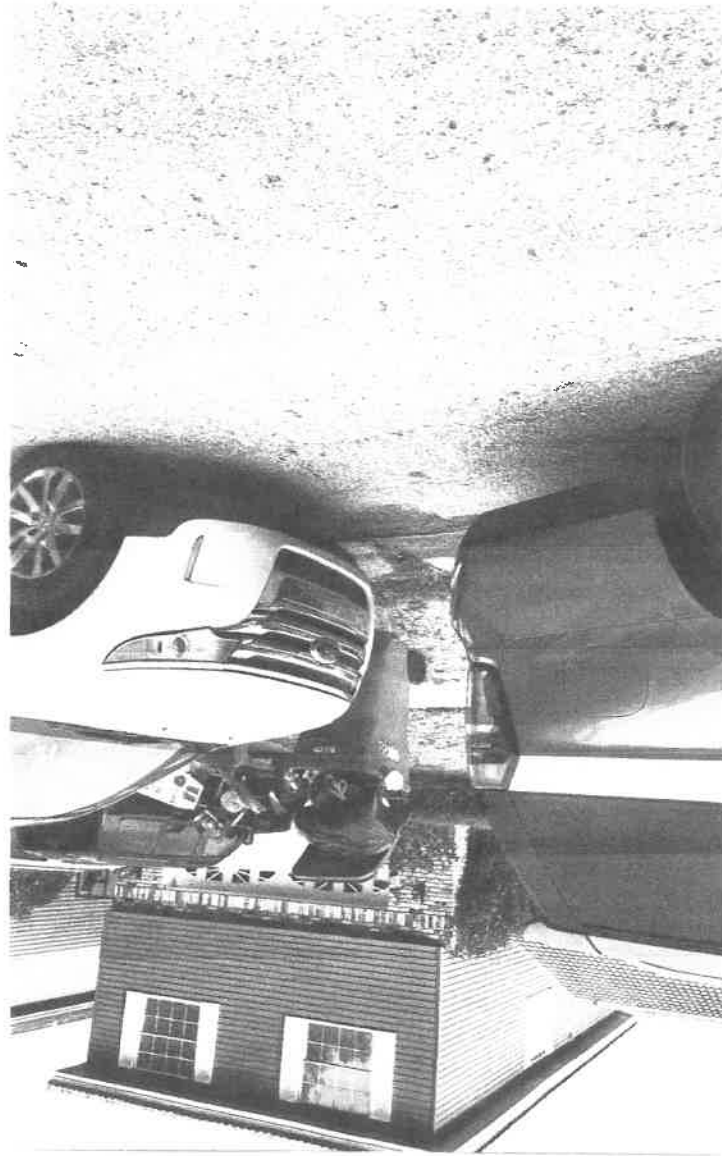
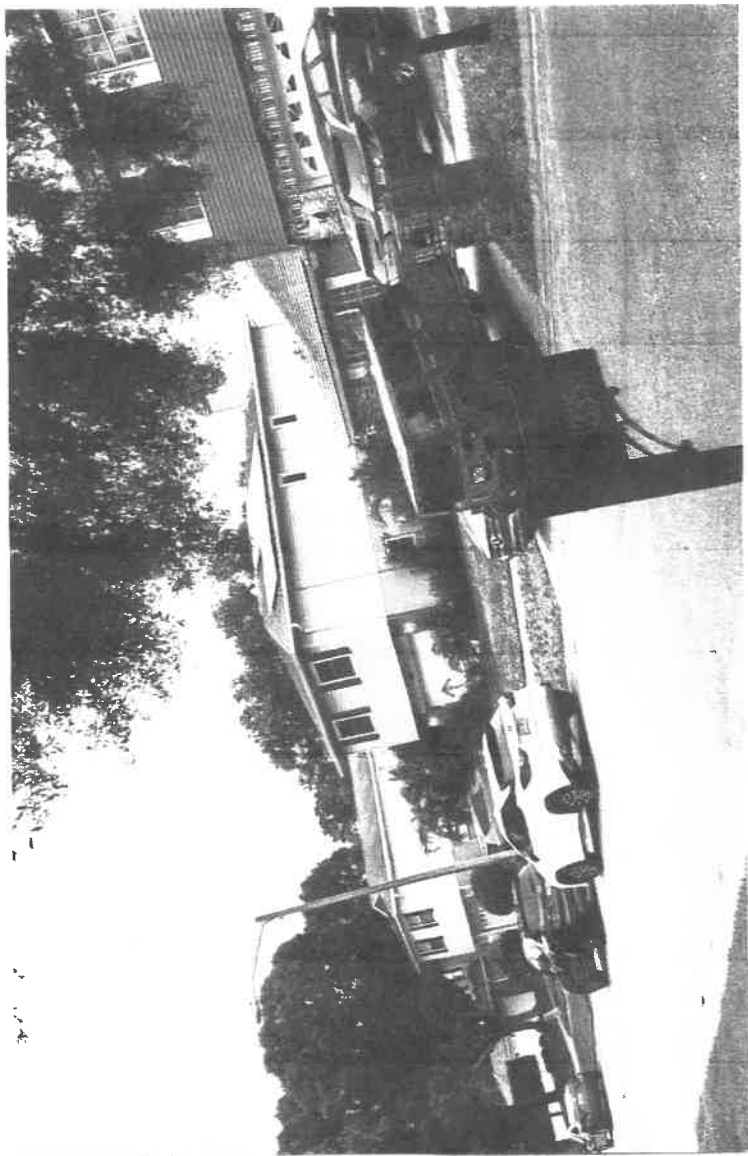


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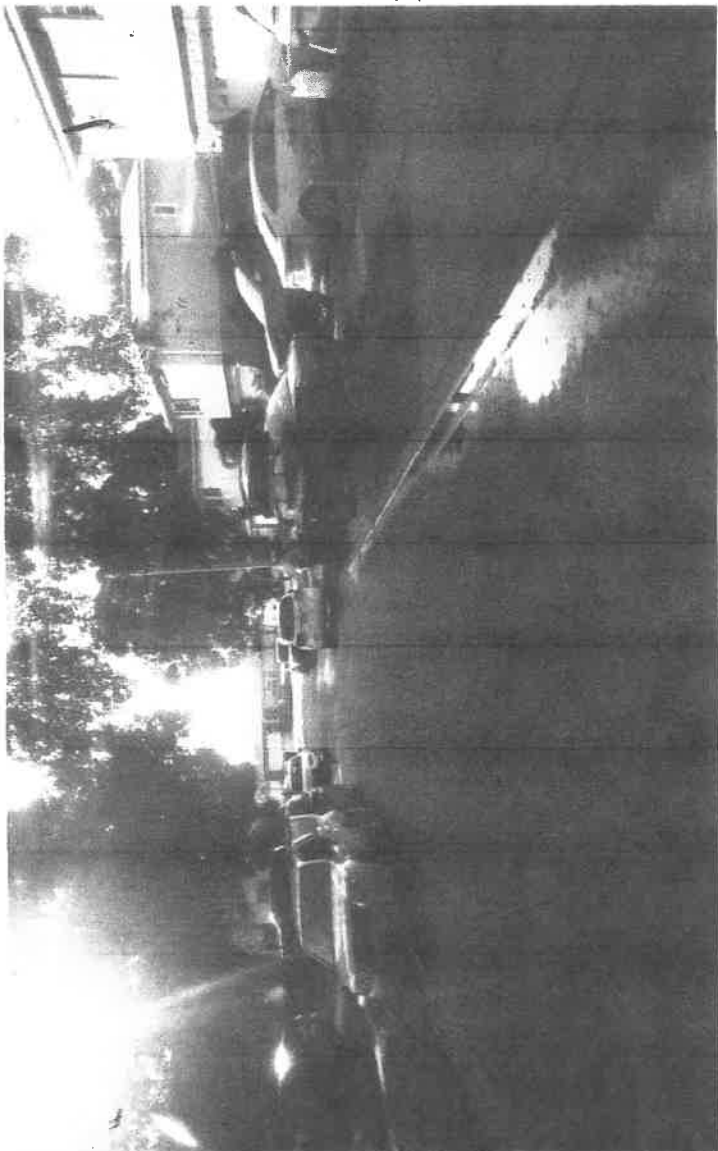


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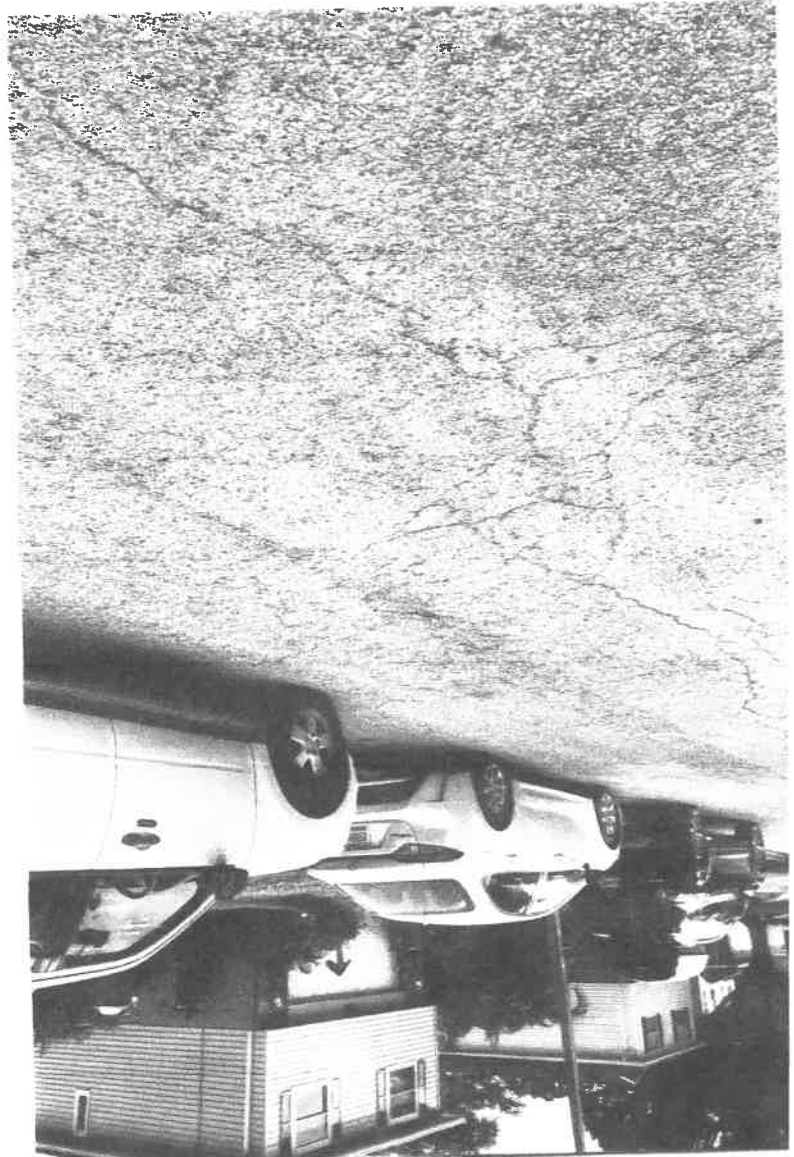


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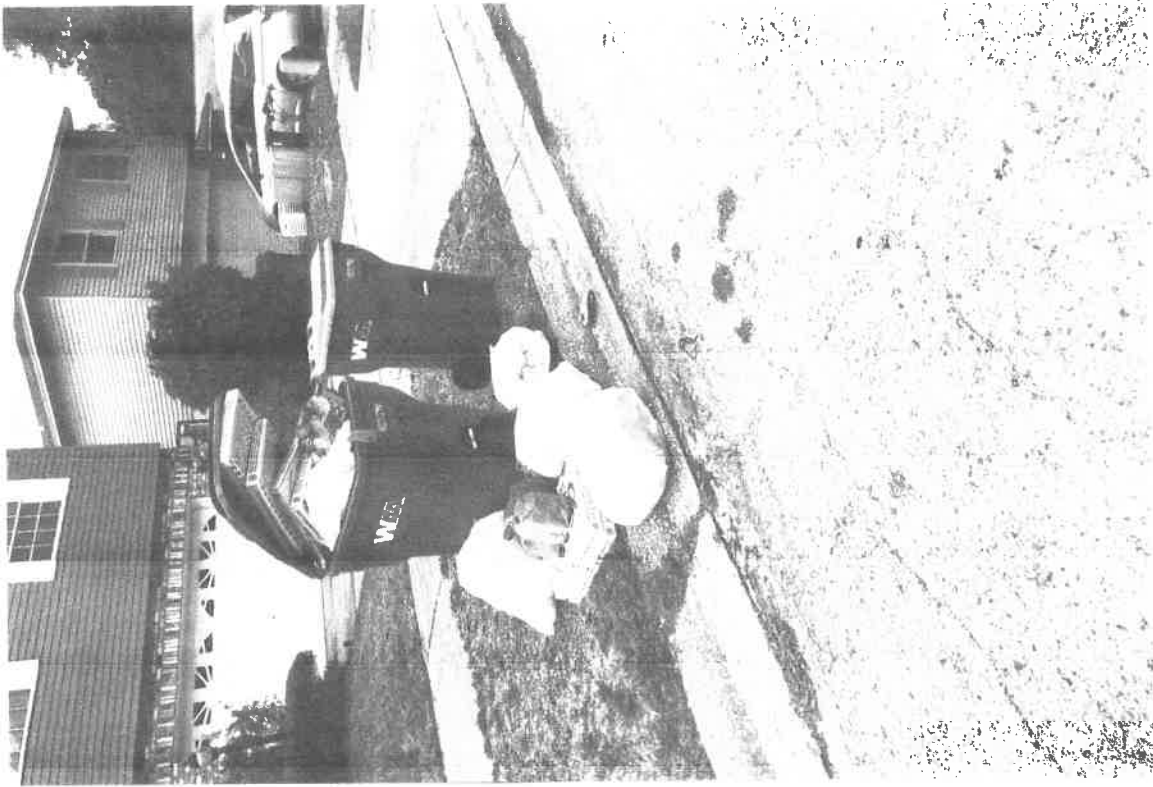
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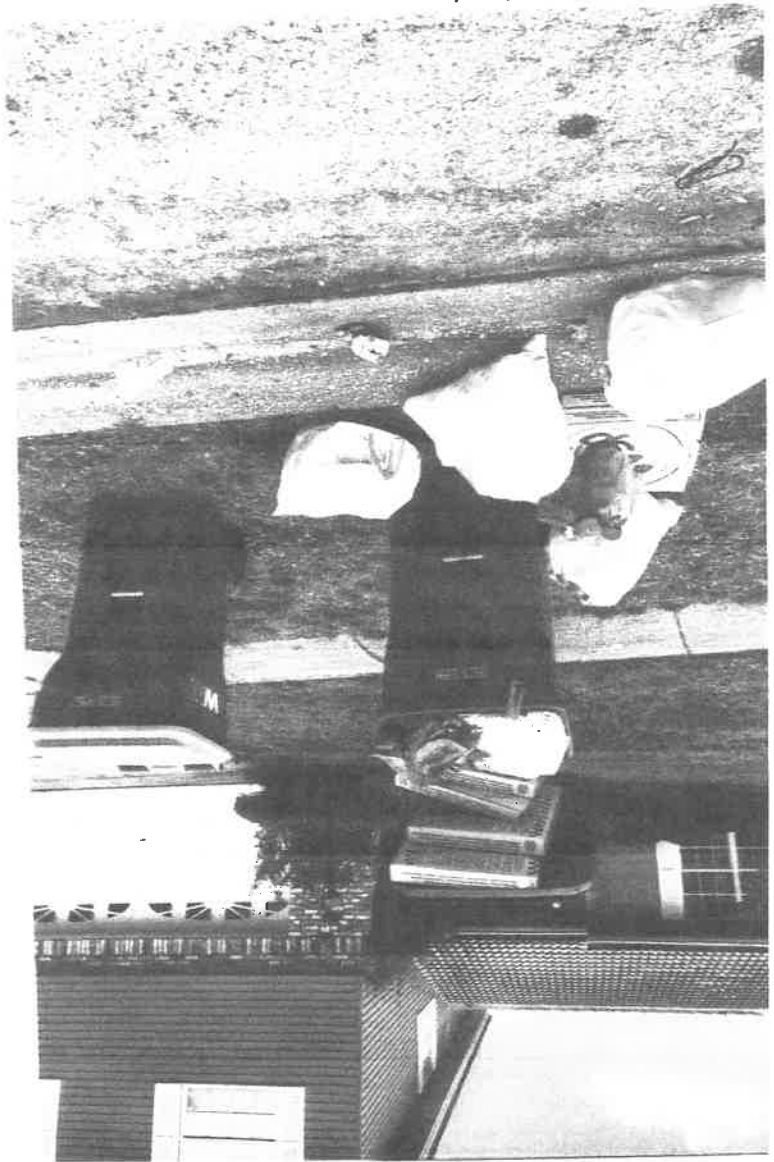
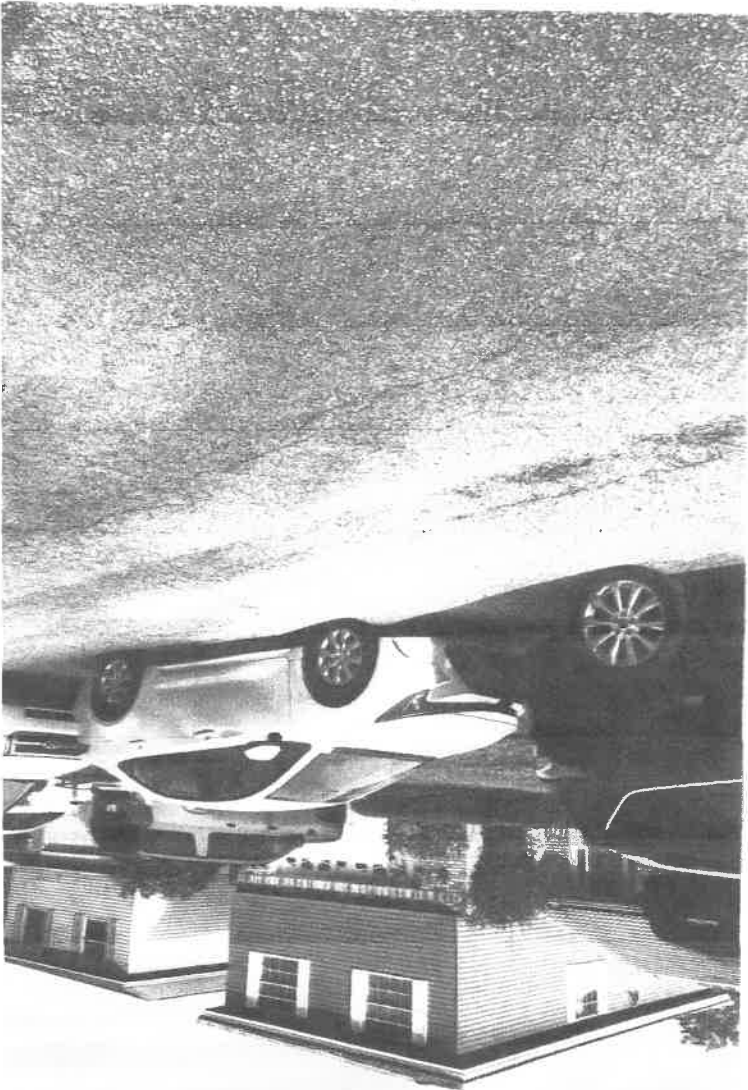






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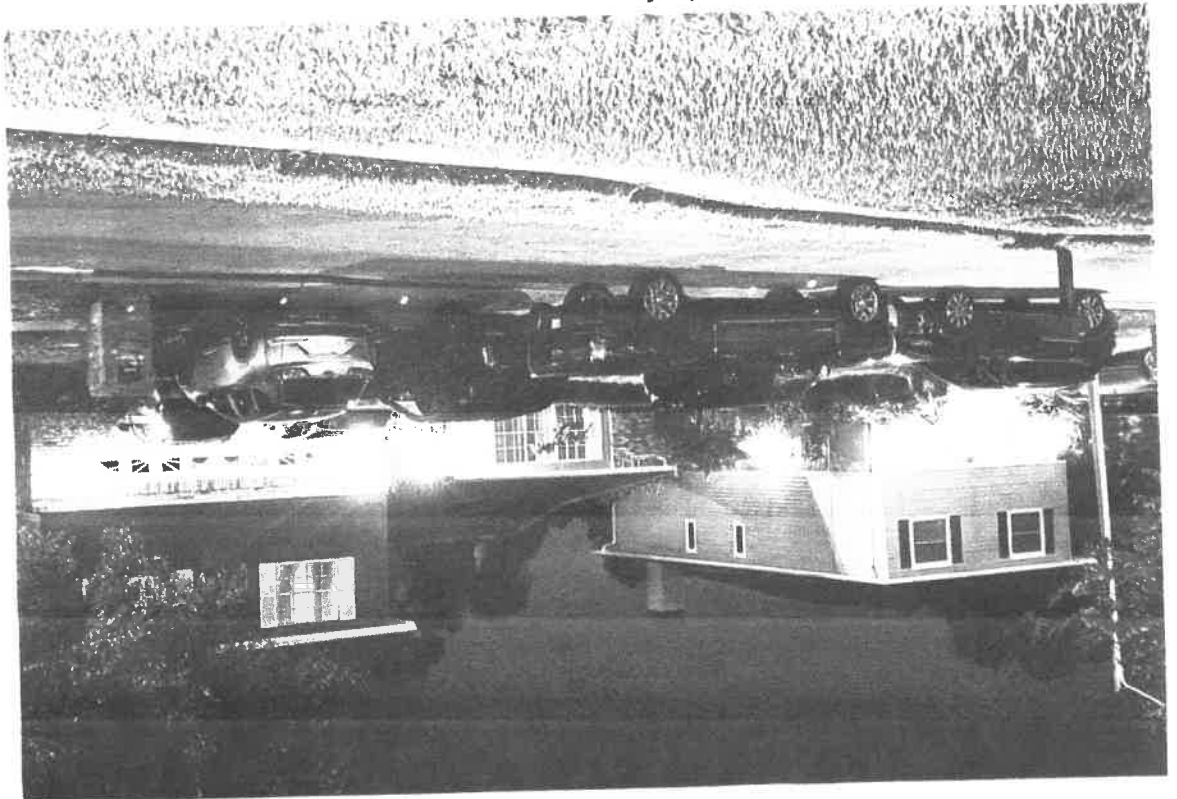


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7/8/23



7/9/23



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Google



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133rd Ln

93rd Ave N

93rd Ave N

93rd Ave N

133rd St

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