

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

**February 14, 2022
Board of County Commissioners' Assembly Room
J. Fuller, Special Magistrate**

Welcome to Pinellas County Code Enforcement Special Magistrate hearings. The Special Magistrate is charged with conducting hearings to determine whether an alleged violation of the County Code has occurred. In order to meet that obligation, all parties, or their representatives, will be allowed an opportunity to be heard on matters relevant to the alleged violation(s). All witnesses offering testimony or presenting evidence will be required to swear or affirm that the testimony they provide is the truth.

The order of presentation will begin with the County presenting their evidence of the alleged violation(s) and then the Respondent shall present his/her case. Both parties shall have an opportunity to cross-examine all witnesses. The Special Magistrate may question any witness.

The Clerk will announce the names of the cases from the agenda. When you hear your case called, please respond by coming to the podium with your representative and/or any witnesses to be sworn in. When addressing the Special Magistrate, please speak clearly into the microphone.

Any person who decides to appeal the decision of the Code Enforcement Special Magistrate with respect to any matter considered at this hearing will need a record of the proceedings, and for such purposes, 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 based. Record is not provided by Pinellas County.

ORDER OF BUSINESS:

1. Call to Order
2. Administration of Oath to Petitioners / Respondents / Witnesses
3. Cases:
 - a. New Cases
 - b. Rehearings / Reconsiderations
 - c. Petitions
4. County Attorney Matters (as needed)
5. Adjournment / Hearing Closed

9:00 A.M.

ITEM: 01

MATTER: Code Violation(s)
CASE NO: CCM-21-00066
OWNER: Smith, General J
NOTICE ADDRESS: Smith, General J
4040 26th St. N.
St. Petersburg, FL 33714-3908

VIOLATION ADDRESS: 4040 26th St. N.
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	4040 26 th St. N. St. Petersburg, FL 33714	Dwelling in disrepair with algae growth and staining on exterior walls area of soffit and fascia in disrepair, broken/boarded windows, and missing required screens on windows that open to the exterior.
58-304 (TD)	4040 26 th St. N. St. Petersburg, FL 33714	The accumulation of discarded household garbage, plastic containers, cardboard, scrap metal, shopping carts, and other noxious materials on the property.
138-3703 (ZO)	4040 26 th St. N. St. Petersburg, FL 33714	A wood fence not maintained in good repair with broken/missing pickets, rotted wood, and damaged sections.

ITEM: 02

MATTER: Code Violation(s)
CASE NO: CCM-22-00001
OWNER: Hunsberger, Lorne & Hunsberger, Jana
NOTICE ADDRESS: Hunsberger, Lorne & Hunsberger, Jana
2913 La Concha Dr.
Clearwater, FL 33762-2231

VIOLATION ADDRESS: 2913 La Concha Dr.
Clearwater, FL. 33762

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	2913 La Concha Dr. Clearwater, FL. 33762	Wood surfaces on the dwelling have diminished and/or cracked/peeling paint. Dwelling also has loose and/or missing roof tiles, exterior wall staining, rusty handrails at front door, rotting wood on garage door casing, and loose screening over the crawlspace opening. Pool contains dark green stagnant water and pool enclosure has torn/hanging screening and a damaged screen door.
58-304 (TD)	2913 La Concha Dr. Clearwater, FL. 33762	Accumulation of materials consisting of discarded patio furniture, miscellaneous children's toys, plastic containers, cardboard boxes, tree debris, and other noxious materials on the property.

ITEM: 03

MATTER: Code Violation(s)
CASE NO: CCM-21-00067
OWNER: Ahmad, Nofan A. & Mahmoud, Hana
NOTICE ADDRESS: Ahmad, Nofan A. & Mahmoud, Hana
2325 119th St.
Largo, FL. 33778-1038

VIOLATION ADDRESS: 11890 Ulmerton Rd.
Seminole, FL 33787

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	11890 Ulmerton Rd. Seminole, FL 33787	Structure not maintained in good repair with boarded windows and doors, rotted wood on exterior, soffit in disrepair, and exterior lighting in disrepair. Fencing in disrepair with broken/missing pickets, rotted wood, and leaning and fallen sections. Exterior of premises not kept free of nuisances with diminished pavement, curbs, and markings, discarded fence sections, untended growth of vegetative matter, and trash and debris on the property.

10:30 A.M.

ITEM: 04

MATTER: Code Violation(s)
CASE NO: CCM-22-00002
OWNER: Young, Barry Jr. TRE
Trust 6789UL
NOTICE ADDRESS: Young, Barry Jr. TRE
Trust 6789 UL
304 S. Jones Blvd.
Apt. 1756
Las Vegas, NV 89107-2623
and
Trust 6789UL, UTD 05-01-2020
Barry Young Jr. Trustee
304 S. Jones Blvd. #1756
Las Vegas, NV 89107-2623
and
Balkissoon, Aneil
8637 79th Pl.
Seminole, FL 33777-4202

VIOLATION ADDRESS: 6789 Ulmerton Rd.
Largo, FL 33771

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	6789 Ulmerton Rd. Largo, FL 33771	Structures not maintained in good repair with rotted wood, exposed bare wood, algae growth on exterior surfaces, missing glass, exposed electrical, missing stucco, and a damaged gutter. Accumulation of materials consisting of vehicle parts, inoperative machinery, tarps, vinyl fencing material, tarps, and other noxious materials on the property. Free standing signage and fences not maintained in good repair. There are also areas of vegetative overgrowth, i.e., grass and weeds on the property.
138-90 (ZO)	6789 Ulmerton Rd. Largo, FL 33771	The operation of an auto salvage yard, and the placement of two (2) yellow storage containers, an approximately 12'x30' storage structure, and an electronic sign on the property without first obtaining a zoning clearance.

ITEM: 05

MATTER: Code Violation(s)
CASE NO: CCM-22-00003
OWNER: Lambert, Debra G
NOTICE ADDRESS: Lambert, Debra G
6602 Vanda Ln.
Land O' Lakes, FL 34637-3382
And
Lambert, Debra G aka Sylvester, Debra Lambert
6602 Vanda Ln.
Land O' Lakes, FL 34637-3382

VIOLATION ADDRESS: 1481 Belleair Rd.
Clearwater, FL. 33756

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	1481 Belleair Rd. Clearwater, FL. 33756	Failure to properly maintain the exterior of the premises and/or structures, i.e., accumulation of materials consisting of wooden pallets, articles of clothing, plastic containers, cardboard boxes, tree debris and other noxious materials on the property. Deteriorated paint on the parking blocks/curbs. Building and shed structure with mold and/or stained sections and graffiti. Hedges and bushes not properly maintained, i.e., overgrown, unsightly, and constituting a blighting factor.

ITEM: 06

MATTER: Code Violation(s)
CASE NO: CCM-22-00004
OWNER: TAH 2017 2 BORROWER LLC
NOTICE ADDRESS: TAH 2017 2 BORROWER LLC
15771 Red Hill Ave.
Tustin, CA 92780-7303
and
TAH 2017 2 BORROWER LLC
15771 Red Hill Ave
Ste. 100
Tustin, CA 92780-7303
and
TAH 2017-2 BORROWER LLC
c/o Tricon American Homes LLC
1508 Brookhollow Drive
Santa Ana, CA 92705
and
C T Corporation System (Registered Agent for Respondent)
1200 South Pine Island Rd.
Plantation, FL 33324
and
TAH 2017-2 Equity Owner LLC (Title: Member for
Respondent)
15771 Red Hill Ave.
Ste. 100
Tustin, CA 92780-7303
and
Veneziano, David (Title: Authorized Signor for Respondent)
15771 Red Hill Ave.
Ste. 100
Tustin, CA 92780-7303
and
Berman, David (Title: Authorized Signor for Respondent)
15771 Red Hill Ave.
Ste. 100
Tustin, CA 92780-7303

VIOLATION ADDRESS: 1245 Vista Way.
Clearwater, FL. 33755

VIOLATION(S):

Code Section	Location	Violation
58-270 (IV)	1245 Vista Way. Clearwater, FL. 33755	Parking/storing of a red Chevrolet Avalanche with expired FL tag# CHUNGUS (expired 12/20) on the property.
58-304 (TD)	1245 Vista Way. Clearwater, FL. 33755	Accumulation of materials consisting of a derelict basketball goal and other noxious materials on the property among the untended overgrowth of vegetative matter, i.e., grass and weeds.

1:00 P.M.

ITEM: 07

MATTER: Code Violation(s)
CASE NO: CCM-22-00005
OWNER: Henry, May D
NOTICE ADDRESS: Henry, May D
13166 120th St.
Largo, FL. 33778-1404
and
Robert Lee Henry and May Dell Henry, et al
13166 120th St.
Largo, FL 33778-1404

VIOLATION ADDRESS: 12789 126th Way
Largo, FL 33774

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	12789 126 th Way Largo, FL 33774	Dwelling and/or accessory structures in deteriorated condition, i.e., exterior surfaces with rotten wood, peeling paint, mold, and/or stained sections, and damaged fascia, soffit and/or roofing sections. There are also broken windows, windows which are boarded with wood, and missing window screens.
58-270 (IV)	12789 126 th Way Largo, FL 33774	Parking/storing of an inoperable vehicle on the property described as a maroon Buick Regal without current registration affixed.
58-304 (TD)	12789 126 th Way Largo, FL 33774	Accumulation of materials consisting of a discarded washer, televisions, derelict bicycle, shopping cart, tree debris, and other noxious materials on the property.

ITEM: 08

MATTER: Code Violation(s)
CASE NO: CCM-22-00006
OWNER: Henry, May D
NOTICE ADDRESS: Henry, May D
13166 120th St.
Largo, FL. 33778-1404
and
Robert Lee Henry and May Dell Henry, et al
13166 120th St.
Largo, FL 33778-1404

VIOLATION ADDRESS: 12789 126th Ave
Largo, FL 33774

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	12789 126 th Ave Largo, FL 33774	Dwelling in deteriorated condition, i.e., exterior surfaces with rotten wood, peeling paint, mold, and/or stained sections, damaged fascia, soffit and/or roofing sections, and windows/doors which are boarded with wood.
58-304 (TD)	12789 126 th Ave Largo, FL 33774	Accumulation of materials consisting of a blue plastic barrel, tree debris, scrap metal, and other noxious materials on the property. There are also areas of untended overgrowth of vegetative matter, i.e., grass and weeds.

ITEM: 09

MATTER: Motion to Initiate Foreclosure
CASE NO: CM19-00076
OWNER: Davis, Alex
NOTICE ADDRESS: 282 LLC
PO Box 15526
Clearwater, FL 33766-5526
and
282 LLC
8307 Gunn Hwy
Tampa, FL 33626
and
282 LLC
Maria A. Feola-Registered Agent
8307 Gunn Hwy
Tampa, FL 33626
and
282 LLC
Vincent Addonisio-Manager
8307 Gunn Hwy
Tampa, FL 33626
and
Robert Venmiro
2269 Spring Rain Drive
Clearwater, FL 33763

VIOLATION ADDRESS: 16714 US Highway 19 N.,
Clearwater, FL 33764

VIOLATION(S):

Code Section	Location	Violation
138-179 (ZO)	16714 US Highway 19 N., Clearwater, FL 33764	Failure to adhere to final approved site plan.

ITEM: 10

MATTER: Motion to Initiate Foreclosure
CASE NO: CM-19-00095
OWNER: Davis, Alex
NOTICE ADDRESS: Davis, Alex
13867 61st Street N.
Lot B12
Clearwater, FL. 33760-3606
And
Lennox, Andrew
17 Edgar Ave.
Toronto, ON M4W2B1

VIOLATION ADDRESS: 13867 61st Street N., Lot B12
Clearwater, FL. 33760-3606

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	13867 61 st Street N., Lot B12 Clearwater, FL. 33760-3606	Swimming pool contains dark green stagnant water. Wood surfaces on the dwelling are in various stages of extreme deterioration, including areas of rotting wood, missing soffit and fascia, and an incomplete front exterior door. Windows are missing screens. Wood deck on the front of the dwelling is dilapidated. Metal utility shed structure has chipped and peeling paint.
58-304 (TD)	13867 61 st Street N., Lot B12 Clearwater, FL. 33760-3606	Accumulation of materials consisting of a discarded electric range, mailbox, plastic fencing, screen door, scrap wood, tree debris, and other noxious materials on the property among the untended overgrowth of vegetative matter.
138-3703 (ZO)	13867 61 st Street N., Lot B12 Clearwater, FL. 33760-3606	Wood Fence is in disrepair, i.e., missing/broken pickets and a damaged gate.

ITEM: 11

MATTER: Motion to Initiate Foreclosure
CASE NO: CM-19-00021
OWNER: Wysong, Max E
NOTICE ADDRESS: Wysong, Max E
 8766 94th Ave.
 Largo, FL. 33777-2939
 and
 Wysong, Max E
 5548 63rd Way N.
 St. Petersburg, FL 33709

VIOLATION ADDRESS: 8766 94th Ave.
 Largo, FL 33777

VIOLATION(S):

Code Section	Location	Previous Violation(s)
22-299 (MH)	8766 94 th Ave. Largo, FL 33777	Entire roof of the dwelling is covered with a gray tarp which is indicative of major roof defects. Exterior surfaces of the dwelling are stained and have diminished and cracked/peeling protective treatment, i.e. paint.
58-270 (IV)	8766 94 th Ave. Largo, FL 33777	Parking/Storing of four (4) inoperable vehicles on the property described as: Red Chevrolet 4-door Explorer with hanging driver rear view mirror and with an expired FL tag affixed, black motorcycle of unidentifiable make/model, a derelict boat, and a boat trailer, none of which have current registration affixed and/or appear to be operable.
58-304 (TB)	8766 94 th Ave. Largo, FL 33777	Accumulation of materials consisting of is derelict rusty utility shed that is missing the roof, shingles, chain linked fencing, tattered tarps, cardboard, concrete edging, cinder blocks, metal bed frames, and other noxious materials on the property among the untended vegetative overgrowth, i.e., grass and weed.
138-3703 (ZO)	8766 94 th Ave. Largo, FL 33777	Wood fencing is in dilapidated condition, i.e. rotting/leaning panels and missing and/or loose pickets.