

# **PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA**

**March 9, 2020**

**Board of County Commissioners Assembly Room  
T. Trask, 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.

## **ORDER OF BUSINESS:**

1. Call to Order
2. Administration of Oath to Respondents / Witnesses
3. Cases:
  - a. New "CM" Cases
4. County Attorney Matters (as needed)
5. Adjournment / Hearing Closed

# PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

March 9, 2020  
9:00 A.M.

**ITEM: 01**

**CANCELLED/RESCHEDULED**

MATTER: Code Violation(s)  
CASE NO: CM20-00009  
OWNER: RDF Reit  
NOTICE ADDRESS: RDF Reit  
15019 Madeira Way  
Unit 86112  
Madeira Beach, FL 33708-1900  
and  
RDF Reit  
PO Box 7238  
Hudson, FL 34674  
VIOLATION ADDRESS: 5421 33<sup>rd</sup> Street N.  
St. Petersburg, FL 33714

**VIOLATION:**

Code Section  
22-299 (MH)

Location  
5421 33<sup>rd</sup> St N.  
St. Petersburg, FL 33714

Violation  
Peeling paint, exposed bare wood, rotted wood on exterior of dwelling, and areas of soffit in disrepair.

58-304 (TD)

5421 33<sup>rd</sup> St N.  
St. Petersburg, FL 33714

Discarded household garbage, plastic buckets, tree debris, and untended growth of vegetative materials, and other noxious materials on the property.

154-231 (ZO)

5421 33<sup>rd</sup> St N.  
St. Petersburg, FL 33714

Placing and maintaining fence sections, planters, water storage units, and other items on the right-of-way without first obtaining a right-of-way permit.

138-3703 (ZO)

5421 33<sup>rd</sup> St N.  
St. Petersburg, FL 33714

Fence not maintained in good repair with rotted wood, broken pickets, and falling sections.

**ITEM: 02**

MATTER: Code Violation(s)  
CASE NO: CM20-00010  
OWNER: Level 13 Asset Management LLC  
NOTICE ADDRESS: Level 13 Asset Management LLC  
PO Box 1108  
Odessa, FL 33556-1044  
and  
Mills, Edward W., Jr. – Registered Agent  
11443 Challenger Avenue  
Odessa, FL 33556  
and  
Mills Bros, LLC - MGR  
11443 Challenger Avenue  
Odessa, FL 33556  
VIOLATION ADDRESS: 3925 Mohr Avenue  
St. Petersburg, FL 33714

**VIOLATION:**

Code Section  
22-299 (MH)

Location  
3925 Mohr Avenue  
St. Petersburg, FL 33714

Violation  
Broken/boarded windows, windows not kept in good repair held closed with adhesive, missing required screens on windows that open to exterior, exposed bare wood on exterior of dwelling, areas of soffit in despair and areas of exposed bare concrete block on exterior walls.

58-304 (TD)

3925 Mohr Avenue  
St. Petersburg, FL 33714

Discarded household garbage, televisions, interior furniture, appliances, clothing, tires, and other noxious materials on the property.

138-90 (ZO)

3925 Mohr Avenue  
St. Petersburg, FL 33714

For the operation of an apartment complex within an R-3 residential zone without a Zoning Clearance and/or a Type 1 review.

**ITEM: 03**

MATTER: Code Violation(s)  
CASE NO: CM20-00011  
OWNER: Griffiths, Linda A.  
and  
Griffiths, Vernon  
NOTICE ADDRESS: Griffiths, Linda A.  
and  
Griffiths, Vernon  
3440 Floramar Terrace  
New Port Richy, FL 34652-3098  
VIOLATION ADDRESS: 1711 Overbrook Ave  
Clearwater FL, 33755

**VIOLATION:**

Code Section  
22-231 (MH)

Location  
1711 Overbrook Ave  
Clearwater FL, 33755

Violation  
Structures with areas of visible rotting wood and diminished and/or cracked and peeling paint. Exposed electrical on building(s). window with broken and/or missing glass. Damaged concrete wall. Wood fence has falling panels, broken, and missing slats. Parking/storing of inoperable machinery on the property and an accumulation of materials consisting of auto parts, tires, plastic containers, and other noxious materials on the property.

138-90 (ZO) 1711 Overbrook Ave  
Clearwater FL, 33755

Operations of a food service facility and used car sales on the property without first obtaining a zoning clearance

138-3270 (ZO) 1711 Overbrook Ave  
Clearwater FL, 33755

Service and repair of vehicles outside of a completely enclosed structure on a C-2 zoned parcel.

138-3356 (ZO) 1711 Overbrook Ave  
Clearwater FL, 33755

Expansion of businesses onto the public right-of-way, i.e.; parking, storing, and/or display of vehicles and the placement and maintaining of a dumpster

# PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

March 9, 2020  
10:00 A.M.

**ITEM: 04**

**CANCELLED/RESCHEDULED**

MATTER: Code Violation(s)  
CASE NO: CM20-00012  
OWNER: Jotch-Peck, Jarid  
NOTICE ADDRESS: Jotch-Peck, Jarid  
6121 98<sup>th</sup> Way N  
St. Petersburg, FL 33708-3511  
VIOLATION ADDRESS: 6121 98<sup>th</sup> Way N  
St. Petersburg, FL 33708

**VIOLATION:**

Code Section  
22-299 (MH)

Location  
6121 98<sup>th</sup> Way N  
St. Petersburg, FL 33708

Violation  
Dwelling in disrepair with areas of siding missing, areas of exposed bare concrete block on exterior walls, and a deck and accessory structure in disrepair with rotted wood.

58-270 (IV)

6121 98<sup>th</sup> Way N  
St. Petersburg, FL 33708

For the parking/storing of two boats inoperable with no registrations affixed, two boat trailers with no registration tags affixed, and two utility trailers with expired registration tags affixed

58-304 (TD)

6121 98<sup>th</sup> Way N  
St. Petersburg, FL 33708

Accumulation of scrap metal, lumber, concrete blocks, tarps, construction debris, bicycle parts, tree debris, the untended growth of vegetative materials on the property.

**ITEM: 05**

MATTER: Respondent's Petition  
CASE NO: CM19-00042  
OWNER: Ghally, Joseph  
Bebawy, Christen  
NOTICE ADDRESS: Ghally, Joseph  
Bebawy, Christen  
2914 Windridge Oaks Drive  
Palm Harbor, FL 34684-1665  
VIOLATION ADDRESS: 3307 Boesch Drive  
Palm Harbor, FL 34684

**VIOLATION:**

Code Section  
22-299 (MH)

Location  
3307 Boesch Drive  
Palm Harbor, FL 34684

Violation  
Entire exterior dwelling unfinished with exposed cinder blocks and oriented strand board (OSB) walls. Windows and doors not properly finished. Boards are covering front garage door entry ways. Roof with exposed underlayment and no finished roofing materials i.e. shingles or tile.

**ITEM: 06**

MATTER:  
CASE NO:  
OWNER:  
NOTICE ADDRESS:

Respondent's Petition  
CM19-00059  
8 Acre Rentals LLC  
8 Acre Rentals LLC  
PO Box 7698  
St. Petersburg, FL 33734-7698  
and  
8 Acre Rentals LLC  
PO Box 82994  
Tampa, FL 33682  
and  
8 Acre Rentals LLC  
Attn: Dana, Gregory – Registered Agent  
4200 31<sup>st</sup> Street  
St. Petersburg, FL 33714  
and  
8 Acre Rentals LLC  
PO Box 272050  
Tampa, FL 33688  
and  
8 Acre Rentals LLC  
Attn: Dana, Gregory – Manager  
2550 Lake Ellen Drive  
Tampa, FL 33618  
and  
8 Acre Rentals LLC  
Attn: Jackson, Stanley, JR – Manager  
4200 31<sup>st</sup> Street  
St. Petersburg, FL 33714  
and  
8 Acre Rentals LLC  
Attn: Dana, Rudolf – Manager  
2550 Lake Ellen Drive  
Tampa, FL 33618  
and  
8 Acre Rentals LLC  
Attn: Dana, Viviane – Manager  
2550 Lake Ellen Drive  
Tampa, FL 33618

VIOLATION ADDRESS: PID# 02/31/16/00000/320/0910 a/k/a  
4200 31<sup>st</sup> Street N.  
St. Petersburg, FL 33714

**VIOLATION:**

Code Section  
138-3341 (ZO)

Location  
PID#  
02/31/16/00000/320/0910  
a/k/a  
4200 31<sup>st</sup> Street N.  
St. Petersburg, FL 33714

Violation  
Placement of fill dirt materials  
on the property in excess of  
five (5) cubic yards but less  
than 1000 cubic yards  
without first obtaining the  
required zoning clearance.