

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

**September 14, 2020  
Virtual Hearing  
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. The hearings will be held in a virtual environment. The link to the webinar is <https://zoom.us/j/95718211120>.

When you hear your case called, please respond with your representative and/or any witnesses to be sworn in. When addressing the Special Magistrate, please speak clearly.

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
  - b. Petitions
4. County Attorney Matters (as needed)
5. Adjournment / Hearing Closed

# PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

September 14, 2020

9:00 A.M.

**ITEM: 01**

MATTER: Code Violation(s)  
CASE NO: CM20-00028  
OWNER: Kemerly, Michele L Trust  
NOTICE ADDRESS: Kemerly, Michele L Trust  
5255 78<sup>th</sup> St N.  
St. Petersburg, FL 33709-2344  
and  
Terry B. Kemerly and Mary M.J. Kemerly  
5255 78<sup>th</sup> St N.  
St. Petersburg, FL 33709-2344  
VIOLATION ADDRESS: 5255 78<sup>th</sup> St N.  
St. Petersburg, FL 33709-2344

**VIOLATION:**

Code Section  
22-299 (MH)

Location  
5255 78<sup>th</sup> St. N.  
St. Petersburg, FL 33709

Violation  
A roof in disrepair, boarded windows, missing required screens on windows that open to the exterior, exposed bare wood and peeling/diminished paint on exterior of dwelling.

58-304 (TD)

5255 78<sup>th</sup> St. N.  
St. Petersburg, FL 33709

The untended growth of vegetative matter, plastic containers, foam sheets, tree debris, and other noxious materials on the property.

138-3703 (ZO)

5255 78<sup>th</sup> St. N.  
St. Petersburg, FL 33709

A wood fence in disrepair with missing/broken pickets and falling sections.

**September 14, 2020**

**9:30 A.M.**

**ITEM: 02**

MATTER: Code Violation(s)  
CASE NO: CM20-00032  
OWNER: Cook, Lloyd Est.  
NOTICE ADDRESS: Cook, Lloyd Est.  
3215 Laurel Avenue  
Clearwater, FL 33762-4530  
and  
Cook, Lloyd Est.  
3242 Roxborough Avenue  
Clearwater, FL 33762-4530  
and  
Cook, Nadine.  
3215 Laurel Avenue  
Clearwater, FL 33762-4530  
VIOLATION ADDRESS: 3215 Laurel Avenue  
Clearwater, FL 33762

**VIOLATION:**

Code Section  
22-299 (MH)

Location  
3215 Laurel Avenue  
Clearwater, FL 33762

Violation  
Dwelling has a roof in disrepair and exterior surfaces of bare wood and/or cracked and peeling paint. There are areas of loose metal soffit material and areas of rotting wood. Windows are missing the required screens.

58-270 (IV)

3215 Laurel Avenue  
Clearwater, FL 33762

The parking/storing of a maroon station wagon of unknown make and model on the property without current registration affixed.

58-304 (TD)

3215 Laurel Avenue  
Clearwater, FL 33762

Accumulation of materials consisting of discarded interior items, clothing, several black bags of unknown content, household garbage, scrap wood and metal, tree debris, and other noxious materials on the property among the untended overgrowth of vegetative matter.

Code Section  
122-37 (PV)

Location  
3215 Laurel Avenue  
Clearwater, FL 33762

Violation  
The parking/storing of a prohibitive vehicle on the property described as a Ford pick-up with attached ladder racks and not parked on a prepared, inorganic hard surface.

138-3703 (ZO)

3215 Laurel Avenue  
Clearwater, FL 33762

Wood fencing is in disrepair, i.e. missing and broken pickets with sections that are leaning.

**September 14, 2020**  
**10:00 A.M.**

**ITEM: 03**

MATTER:  
CASE NO:  
OWNER:  
NOTICE ADDRESS:

Code Violation(s)  
CM20-00033  
King, Gordon  
King Gordon  
13315 108<sup>th</sup> Avenue  
Largo, FL 33774-4649  
and  
King Gordon  
13315 108<sup>th</sup> Avenue N  
Largo, FL 33774-4649  
VIOLATION ADDRESS: 10568 106<sup>th</sup> Avenue N.  
Largo, FL 33737

**VIOLATION:**

Code Section  
22-299 (MH)

Location  
10568 106<sup>th</sup> Avenue N.  
Largo, FL 33737

Violation  
Missing screens on windows that open to the exterior, areas of siding in disrepair, exposed bare wood on exterior of dwelling, a shed structure in disrepair with a tarped roof, and a lean-to type structure in disrepair.

58-270 (IV)

10568 106<sup>th</sup> Avenue N.  
Largo, FL 33737

The parking/storing of two white open utility trailers with no registration tags affixed.

Code Section

58-304 (TD)

Location10568 106<sup>th</sup> Avenue N.  
Largo, FL 33737ViolationDiscarded household  
garbage, a door, derelict  
landscaping ponds, lumber,  
interior furniture, carpet, a  
toilet, tree debris, plastic  
containers, glass tanks, and  
other noxious materials on  
the property.

138-90 (ZO)

10568 106<sup>th</sup> Avenue N.  
Largo, FL 33737Placing and maintaining a  
wood and metal lean-to type  
structure without first  
obtaining a zoning clearance.

138-3703 (ZO)

10568 106<sup>th</sup> Avenue N.  
Largo, FL 33737A wood fence not maintained  
in good repair with  
broken/missing pickets and a  
chain link fence is disrepair  
with a broken gate and  
section of chain link not  
attached.**September 14, 2020****10:30 A.M.****ITEM: 04**MATTER:  
CASE NO:  
OWNER:  
NOTICE ADDRESS:**CANCELLED**Code Violation(s)  
CM20-00035  
Servicemen Equity Partners LLC  
Servicemen Equity Partners LLC  
1101 Miranda Lane  
Ste. 131  
Kissimmee, FL 34741-0771  
and  
Wright, Christopher R. – Registered Agent  
Servicemen Equity Partners LLC  
1101 Miranda Lane  
Ste. 131  
Kissimmee, FL 34741-0771  
and  
Wright, Christopher - MGR  
1101 Miranda Lane  
Ste. 131  
Kissimmee, FL 34741-0771  
VIOLATION ADDRESS: 122 Highland Road  
Tarpon Springs, FL 34689**VIOLATION:**

Code Section  
58-304 (TD)

Location  
122 Highland Road  
Tarpon Springs, FL 34689

Violation  
Untended overgrowth of  
vegetative matter on the  
property.

**September 14, 2020**

**11:00 A.M.**

**ITEM: 05**

MATTER:  
CASE NO:  
OWNER:

Code Violation(s)  
CM20-00017  
Maness, Larry D.  
Crawford, Patricia C.  
Maness, Larry D.  
Crawford, Patricia C.  
5245 78<sup>th</sup> Street N.  
St. Petersburg, FL 33709-2344  
and  
Maness, Larry D.  
Crawford, Patricia C.  
Maness, Rebecca M.  
5245 78<sup>th</sup> Street N.  
St. Petersburg, FL 33709-2344  
VIOLATION ADDRESS: 5245 78<sup>th</sup> St. N.  
St. Petersburg, FL 33709

**VIOLATION:**

Code Section  
22-299 (MH)

Location  
5245 78<sup>th</sup> St. N.  
St. Petersburg, FL 33709

Violation  
Diminished paint on exterior  
of dwelling, torn/missing  
screens on windows that  
open to the exterior, missing  
door hardware, skirting in  
disrepair, and rotted wood on  
deck.

58-304 (TD)

5255 78<sup>th</sup> St. N.  
St. Petersburg, FL 33709

Discarded HVAC parts,  
plastic containers, tools, tree  
debris, the untended growth  
of vegetative matter, and  
other noxious materials on  
the property.

**September 14, 2020**

**11:30 A.M.**

**ITEM: 06**

MATTER:  
CASE NO:  
OWNER:

Code Violation(s)  
CM20-00034  
Blue Mane LLC

**NOTICE ADDRESS:**

Blue Mane LLC  
635 Gator Drive  
Ste. H  
Lantana, FL 33462-1648  
and  
Blue Mane LLC  
802 West Windward Way  
#317  
Lantana, FL 33462-8017  
and  
Mohan, Caroline / Reg Agent  
Blue Mane LLC  
802 West Windward Way  
#317  
Lantana, FL 33462-8017  
and  
Hallac, Albert and Hallac, Carol  
c/o Robert J. Kanjian, Esq.  
Law Office of Robert J. Kanjian  
4650 Donald Ross Rd  
Suite 220  
Palm Beach Gardens, FL 33418  
and  
Hallac, Albert and Hallac, Carol  
8665 Falcon Green Drive  
West Palm Beach, FL 33412-1576  
427 Knollwood Road  
Tarpon Springs, FL 34688

**VIOLATION ADDRESS:**

**VIOLATION:**

Code Section  
22-299 (MH)

Location  
427 Knollwood Road  
Tarpon Springs, FL 34688

Violation  
Dwelling and accessory dwelling are both in deteriorated state i.e.; exterior surfaces with staining, cracked/peeling paint, and areas of rotten wood fascia and soffit. Windows have missing and torn screens. Gutters on the primary dwelling have not been properly maintained, i.e., vegetation growing out of them. Cinder block retaining block is also in disrepair.

Code Section  
58-304 (TD)

Location  
427 Knollwood Road  
Tarpon Springs, FL 34688

Violation  
Accumulation of materials consisting of a discarded refrigerator, interior fixtures, scrap wood, and other noxious materials on the property among the untended overgrowth of vegetative matter.

138-90 (ZO)

427 Knollwood Road  
Tarpon Springs, FL 34688

Placement and maintaining of an electric wrought iron gate and masonry posts on the property without first obtaining a zoning clearance.

138-3703 (ZO)

427 Knollwood Road  
Tarpon Springs, FL 34688

Failure to properly maintain a wooden and a split rail fence on the property, i.e.: missing and/or broken pickets and sections.

**September 14, 2020**

**1:00 P.M.**

**ITEM: 07**

MATTER:  
CASE NO:  
OWNER:

NOTICE ADDRESS:

Code Violation(s)  
CM20-00014  
J.B. Bromley LLC  
Piquet, Fay T.  
J.B. Bromley LLC  
Piquet, Fay T.  
2345 Southwind Lane  
Largo, FL 33771-3712  
and  
J.B. Bromley, LLC  
A Florida Limited Liability Company  
and  
Piquet, Fay T.  
2345 Southwind Lane  
Largo, FL 33771-3712  
and  
Mizio, Armando F. / Reg. Agent  
J.B. Bromley LLC  
25400 U.S. Highway 19 North  
Suite 225  
Clearwater, FL 33763  
and  
John B. Bromley – Manager  
J.B. Bromley LLC



VIOLATION ADDRESS: 2345 Southwind Lane  
Largo, FL 33771  
2306 Cheryl Road  
Largo, FL 33771

**VIOLATION:**

Code Section  
22-231 (MH)

Location  
2306 Cheryl Road  
Largo, FL 33771

Violation  
Fire damaged structure with boarded windows and doors, missing jalousie windows, and all exterior wall surfaces with either bare wood or diminished paint. Wood fence is in disrepair, i.e., leaning and rotting panels. Accumulation of materials consisting of concrete rubble, discarded chain link fence panels, and other noxious materials on the property.

138-90 (ZO)

2306 Cheryl Road  
Largo, FL 33771

Operation of a contractor's storage yard and the placement and maintaining of a white storage container on the property without first obtaining a zoning clearance.

138-3341 (ZO)

2306 Cheryl Road  
Largo, FL 33771

Placement and maintaining of fill material in excess of five (5) cubic yards without obtaining a zoning clearance.

138-3361 (ZO)

2306 Cheryl Road  
Largo, FL 33771

Failure to place and maintain a six (6) foot high opaque fence or wall for the portions of the property that abuts residential properties.

**September 14, 2020**

**1:30 P.M.**

**ITEM: 08**

MATTER:  
CASE NO:  
OWNER:  
NOTICE ADDRESS:

Code Violation(s)  
CM20-00015  
Bromley, John  
Bromley, John  
12765 74<sup>th</sup> Avenue  
Seminole, FL 33776-4112  
2340 Cheryl Road

VIOLATION ADDRESS:

**VIOLATION:**

Code Section  
22-231 (MH)

Location  
2340 Cheryl Road  
Largo, FL 33771

Violation  
Exterior walls of structure have cracked/peeling paint. Structure also has windows covered with boards. Wood fencing is in disrepair, i.e.; missing sections and loose/broken pickets. Black screening on the chain link fencing is hanging. Accumulation of materials consisting with inoperative machinery, discarded chain link fencing, tires, palm fronds, and other noxious materials on the property. There are also areas of untended vegetative overgrowth on the property.

138-90 (ZO)

2340 Cheryl Road  
Largo, FL 33771

The operation of a contractor's storage yard and the placement and maintaining of an attached pipe rack and a blue Conex container on the property without first obtaining a zoning clearance.

**September 14, 2020**

**2:00 P.M.**

**ITEM: 09**

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:**

<u>Code Section</u>	<u>Location</u>	<u>Violation</u>
22-299 (MH)	5421 33 <sup>rd</sup> Street N. St. Petersburg, FL 33714	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> Street N. St. Petersburg, FL 33714	Discarded household garbage, plastic buckets, tree debris, the untended growth of vegetative material, and other noxious materials on the property.
154-231 (ZO)	5421 33 <sup>rd</sup> Street 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	5421 33 <sup>rd</sup> Street N. St. Petersburg, FL 33714	Fence not maintained in good repair, the fence has rotted wood, broken pickets, and falling sections.