

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

**October 11, 2021**

**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 Respondents / Witnesses
3. Cases:
  - a. New "CM and CCM" Cases
  - b. Petitions
4. County Attorney Matters (as needed)
5. Adjournment / Hearing Closed

**October 11, 2021**

**9:00 A.M.**

**ITEM: 01**

MATTER: Code Violation(s)  
CASE NO: CCM-21-00040  
OWNER: Haggerty, Sandra L. Est.  
NOTICE ADDRESS: Haggerty, Sandra L. Est.  
5331 80<sup>th</sup> St. N.  
St. Petersburg, FL 33709-2237  
And  
Justin A. Haggerty  
5331 80<sup>th</sup> St. N.  
St. Petersburg, FL 33709-2237  
And  
Allen Haggerty  
5260 W. Pine St. N.  
St. Petersburg, FL 33709  
VIOLATION ADDRESS: 5331 80<sup>th</sup> St. N.  
St. Petersburg, FL 33709

**VIOLATION:**

Code Section  
22-296 / 299 (MH)

Location  
5331 80<sup>th</sup> St. N.  
St. Petersburg, FL 33709

Violation  
A dwelling unit not connected to an approved water system. Dwelling in deteriorated condition with rotted wood, exposed bare wood, peeling paint, diminished paint, and missing window screens on windows that open to the exterior.

58-304 (TD)

5331 80<sup>th</sup> St. N.  
St. Petersburg, FL 33709

Accumulation of tree debris, discarded mattresses, carpet, clothing, household garbage, and other noxious material on the property.

122-37 (PV)

5331 80<sup>th</sup> St. N.  
St. Petersburg, FL 33709

A black utility trailer equipped with side racks not parked on an inorganic hard surface non-dirt parking area.

**ITEM: 02**

MATTER:  
CASE NO:  
OWNER:  
NOTICE ADDRESS:

Code Violation(s)  
CCM-21-00037  
FamTrus Inc.  
FamTrus Inc.  
1537 Silver Moon Ln  
Palm Harbor, FL 34683-2108  
And  
Posusta, Walter / Registered Agent  
FamTrus Inc.  
13517 Prestige Pl  
Tampa, FL 33635  
And  
FamTrus Inc.  
13517 Prestige Place  
Suite 101  
Tampa, FL 33635  
And  
FamTrus Inc.  
Attn: Denise E. Posusta, VTD  
13517 Prestige Place  
Tampa, FL 33635  
And  
FamTrus Inc.  
Attn: Nicole Ciampini, Manager  
13517 Prestige Place  
Tampa, FL 33635  
And  
FamTrus Inc.  
Attn: Nicole Ciampini, Manager  
13517 Prestige Place  
Tampa, FL 33635  
VIOLATION ADDRESS: 1275 Belcher Rd.  
Dunedin, FL 34698

VIOLATION:  
Code Section  
22-296/299 (MH)

Location  
1275 Belcher Rd.  
Dunedin, FL 34698

Violation  
Septic / sewer infrastructure throughout mobile home property with broken pipes and missing caps. Numerous homes throughout the property with; rotten wood, no protective treatment, i.e., paint, exterior walls covered with algae, window and door openings covered with bare wood, windows with missing screens, roofs in disrepair with broken and / or torn screening. Common area structures also have rotting wood and cracked and peeling paint. Drainage infrastructure is also in disrepair with broken pipes and inadequate safety screening.

Code Section  
58-270 (IV)

Location  
1275 Belcher Rd.  
Dunedin, FL 34698

Violation  
Parking / storing of a yellow Dodge Neon with a flat tire, black open trailer without current registration affixed, an all-terrain vehicle on the property.

58-304 (TD)

1275 Belcher Rd.  
Dunedin, FL 34698

Accumulation of materials consisting of discarded household furniture, garbage, wooden pallets, tires, portable air conditioning unit, paper litter, empty beverages containers, tree debris, and other noxious materials on the property. There are also areas of untended vegetative overgrowth, i.e., grass and weeds on the property.

**ITEM: 03**

MATTER:  
CASE NO:  
OWNER:

Code Violation(s)  
CCM-21-00036  
Philp, Steven James  
Philp, Jeffrey Adam  
Philp, Steven James  
Philp, Jeffrey Adam  
6540 10<sup>th</sup> Avenue Ter S.  
St. Petersburg, FL 33707-2902  
6540 10<sup>th</sup> Avenue Ter S.  
St. Petersburg, FL 33707-2902

NOTICE ADDRESS:

VIOLATION ADDRESS:

**VIOLATION:**

Code Section  
58-270 (IV)

Location  
6540 10<sup>th</sup> Avenue Ter S.  
St. Petersburg, FL 33707-2902

Violation  
The parking / storing of a grey Chevrolet 2500 pick-up partially disassembled with flat tires and an expired registration tag displayed IM8 9DY 12-20, and a boat / utility trailer with flat tires.

58-304 (TD)

6540 10<sup>th</sup> Avenue Ter S.  
St. Petersburg, FL 33707-2902

Accumulation of tree debris and other noxious material on the property among untended overgrowth of grass and weeds.

**October 11, 2021**

**10:30 A.M.**

**ITEM: 04**

MATTER: Code Violation(s)  
CASE NO: CCM-21-00038  
OWNER: Robinson, Joseph William Jordon Jr.  
NOTICE ADDRESS: Robinson, Joseph William Jordon Jr.  
2338 W. Palmetto St.  
Tampa, FL 33607-2627  
VIOLATION ADDRESS: 13530 120<sup>th</sup> St.  
Largo, FL 33778

**VIOLATION:**

Code Section  
22-299 (MH)

Location  
13530 120<sup>th</sup> St.  
Largo, FL 33778

Violation  
Dwelling has a broken window and boarded up door. Concrete block wall is in deteriorated condition, i.e., areas of stain, visible cracks and diminished paint.

**ITEM: 05**

MATTER: Code Violation(s)  
CASE NO: CCM-21-00025  
OWNER: Anderson, Noreen A  
NOTICE ADDRESS: Anderson, Noreen A  
4935 22<sup>nd</sup> St. N  
St. Petersburg, FL 33714-3225  
And  
Noreen A. Anderson  
P.O. Box 556  
Tolleson, AZ 85354  
And  
Lori Ann Anderson  
802 2 22<sup>nd</sup> Place  
Apartment #253  
Phoenix, AZ 85006  
VIOLATION ADDRESS: 3212 56<sup>TH</sup> Ave. N  
St. Petersburg, FL 33714

**CONTINUED FROM AUGUST 9, 2021**

**VIOLATION:**

Code Section  
22-299 (MH)

Location  
3212 56<sup>th</sup> Ave. N  
St. Petersburg, FL 33714

Violation  
Exterior of dwelling in deteriorated condition with peeling paint, exposed bare wood, rotted wood, algae growth, and areas of soffit and fascia in disrepair

Code Section  
58-304 (TD)

Location  
3212 56<sup>th</sup> Ave. N.  
St. Petersburg, FL 33714

Violation  
The accumulation discarded interior furniture, exercise equipment, scrap metal, windows, doors, lumber, a tire, the untended growth of vegetative matter, and other noxious materials on the property.

138-3703 (ZO)

3212 56<sup>th</sup> Ave. N.  
St. Petersburg, FL 33714

Failure to maintain a wooden fence in good repair with missing pickets, rotten wood, and leaning sections.

**ITEM: 06**

MATTER:  
CASE NO:  
OWNER:  
NOTICE ADDRESS:

Code Violation(s)  
CCM-21-00039  
Weber, Darleene  
Weber, Darleene  
2315 Surrey Ln  
Clearwater, FL 33763-1438  
2315 Surrey Ln  
Clearwater, FL 33763-1438

VIOLATION ADDRESS:

**VIOLATION:**

Code Section  
22-299 (MH)

Location  
2315 Surrey Ln  
Clearwater, FL 33763-1438

Violation  
Dwelling is in a state of disrepair, i.e., defective roof with numerous loose tiles, section of rear hanging gutter, rotting fascia wood, hanging and/or missing soffit screening with areas of ope rotting wood, exposed electrical, and all exterior wood surfaces have diminished paint. Rear cinder block patio wall has no protective treatment, i.e., paint.

<u>Code Section</u>	<u>Location</u>	<u>Violation</u>
58-270 (IV)	2315 Surrey Ln Clearwater, FL 33763-1438	Parking / storing of a white Dodge Aries K sedan on the property with expired registration (exp 9/20).
138-3220 (ZO)	2315 Surrey Ln Clearwater, FL 33763-1438	The outdoor storage of items consisting of numerous concrete pavers, plastic buckets / containers, white plastic gate, wire dog kennel, pvc pipe, gutter material, and other similar items.
154-231 (ROW)	2315 Surrey Ln Clearwater, FL 33763-1438	Placement and maintaining of concrete bricks within the right-of-way without first having obtained a right-of-way permit.

**October 11, 2021**

**1:00 P.M.**

**ITEM: 07**

MATTER: Code Violation(s)  
CASE NO: CCM-21-00042  
OWNER: Delack, Robert  
NOTICE ADDRESS: Delack, Robert  
30 Turner St.  
Apt. 701  
Clearwater, FL 33756-5260  
VIOLATION ADDRESS: 1521 S. Jefferson Ave  
Clearwater, FL 33756

**VIOLATION:**

Code Section  
22-299 (MH)

Location  
1521 S. Jefferson Ave  
Clearwater, FL 33756

Violation  
Dwelling is in deteriorated condition, i.e., fascia and soffit have extensive wood rot, areas of missing soffit, defective roof, exterior walls with algae growth, and bare wood which requires protective treatment, i.e., paint. Utility shed structure's roof is covered with a tarp indicative of a defective roof and shed is also covered with vegetative overgrowth.

58-270 (IV)

1521 S. Jefferson Ave  
Clearwater, FL 33756

Parking/storing of a gold Pontiac Trans Sport van with tires embedded into the ground and expired FL tag # IA19WK, expired 08/20.

58-304 (TD)

1521 S. Jefferson Ave  
Clearwater, FL 33756

Accumulation of materials consisting of a discarded metal shelf, plant containers, paper litter, and other noxious materials on the property among the untended overgrowth of vegetative matter, i.e., grass and weeds.



**ITEM: 08**

MATTER: Code Violation(s)  
CASE NO: CCM-21-00043  
OWNER: Boland, James  
NOTICE ADDRESS: Boland, James  
P.O. Box 603  
Crystal Beach, FL 34681-0603  
Boland, James  
P.O. Box 178  
Parsonfield, ME 04047  
VIOLATION ADDRESS: 216 Crystal Beach Ave  
Crystal Beach, FL 34681

**VIOLATION:**

Code Section  
22-299 (MH)

Location  
216 Crystal Beach Ave  
Crystal Beach, FL 34681

Violation  
Dwelling has extreme wood rot on fascia and soffit, causing the metal fascia and soffit material to hang from the structure. Exterior surfaces have areas of algae and/or dirt. There are also missing the required screens.

58-304 (TD)

216 Crystal Beach Ave  
Crystal Beach, FL 34681

Accumulation of materials consisting of discarded lumber, wood pallets, pieces of scrap wood, palm fronds, and other noxious materials on the property among the untended overgrowth of vegetative matter, i.e., grass and weeds.

**ITEM: 09**

MATTER: Code Violation(s)  
CASE NO: CCM-21-00041  
OWNER: G.I. Renovate LLC  
NOTICE ADDRESS: G.I. Renovate LLC  
908 13<sup>th</sup> Ave NW  
Largo, FL 33770-1022  
And  
GI Renovate LLC  
Garrett, Marcus / Registered Agent  
908 13<sup>th</sup> Ave NW  
Largo, FL 33770-1022  
And  
Nat Kiddler, Esq.  
Nat Kiddler Law, P.A.  
275 96<sup>th</sup> Ave N., Suite 1  
St. Petersburg, FL 33702  
And  
Debrocque, Keith  
2228 18<sup>th</sup> Ave SW  
Largo, FL 33774  
VIOLATION ADDRESS: 2228 18<sup>th</sup> Ave SW  
Largo, FL 33774

**VIOLATION:**

Code Section  
22-299 (MH)

Location  
2228 18<sup>th</sup> Ave SW  
Largo, FL 33774

Violation  
Dwelling and/or accessory structure in deteriorated condition, i.e., roof on dwelling in a state of disrepair with missing/damaged shingles, and a tarp covering area, damaged fascia and soffit sections with area of soffit missing and shed structure with diminished paint and rust.

58-270 (IV)

2228 18<sup>th</sup> Ave SW  
Largo, FL 33774

Parking / storing of inoperative vehicles on the property, described as: white skiff boat with expired registration (06/08), small boat trailer without registration affixed, and a large white enclosed trailer, "Keith's Lawn Mgt." with flat and/or missing tires and incorrect registration affixed.

58-304 (TD)

2228 18<sup>th</sup> Ave SW  
Largo, FL 33774

Accumulation of materials consisting of asphalt / concrete rubble, scrap metal, numerous buckets, plastic

Code Section

Location

Violation

containers, building materials, contractor supplies, miscellaneous automotive parts/accessories, and other noxious materials on the property among the untended overgrowth of vegetative matter, i.e., grass and weeds.

138-90 (ZO)

2228 18<sup>th</sup> Ave SW  
Largo, FL 33774

Creating a land disturbance throughout the placement and maintaining of fill dirt and crushed asphalt on the property without first obtaining a zoning clearance.

**October 11, 2021**

**2:30 P.M.**

**ITEM: 10**

**CONTINUED FROM AUGUST 9, 2021**

MATTER: Code Violation(s)  
CASE NO: CCM-21-00032  
OWNER: Machado, Marcio Fernando  
Alves, Karlania Bandeira  
NOTICE ADDRESS: Machado, Marcio Fernando  
Alves, Karlania Bandeira  
15655 Darien Way  
Clearwater, FL 33764-7082  
VIOLATION ADDRESS: 15655 Darien Way  
Clearwater, FL 33764

**VIOLATION:**

Code Section  
22-299 (MH)

Location  
15655 Darien Way  
Clearwater, FL 33764

Violation  
Dwelling is fire damaged with broken/boarded up windows, rotting wood surfaces on garage, damaged exterior door casing, broken/missing bricks on the front exterior wall, and missing window screens. Exterior light fixtures are damaged with broken/missing glass and exposed electrical.

58-304 (TD)

15655 Darien Way  
Clearwater, FL 33764

Accumulation of materials consisting of metal gutter material, shopping cart, tree debris, palm fronds, empty beverage containers, and other noxious materials on the property among the untended overgrowth of vegetative matter, i.e., grass and weeds.

**ITEM: 11**

**CONTINUED FROM AUGUST 9, 2021**

MATTER: Case Status Update  
CASE NO: CCM-20-00001  
OWNER: 5144 Family Rev Trust  
Trustee Company TRE  
NOTICE ADDRESS: 5144 Family Rev Trust  
Trustee Company TRE  
PO Box 13002  
St. Petersburg, FL 33733-3002  
and  
The Trustee Company, a Florida  
Corporation, as Trustee for the  
5144 Family Revocable Trust  
PO Box 13002  
St. Petersburg, FL 33733-3002  
and  
John W. Andrews, Esq.  
3220 Henderson Blvd  
Tampa, FL 33609  
VIOLATION ADDRESS: 5144 80<sup>th</sup> Way N.  
St. Petersburg, FL 33709

**VIOLATION:**

Code Section  
22-299 (MH)

Location  
5144 80<sup>th</sup> Way N.  
St. Petersburg, FL 33709

Violation  
Dwelling in deteriorated  
condition with  
broken/boarded windows,  
missing screens on windows  
that open to the exterior,  
diminished paint on exterior  
of dwelling, and areas of  
skirting in disrepair.

58-270 (IV)

5144 80<sup>th</sup> Way N.  
St. Petersburg, FL 33709

The parking/storing of a red  
Chevrolet Corvette partially  
disassembled, a white Nissan  
Maxima with an expired  
registration tag displayed  
BCF M54 09-18, and a white  
Buick Sedan with an expired  
registration tag displayed IES  
6LM 09-20.

58-304 (TD)

5144 80<sup>th</sup> Way N.  
St. Petersburg, FL 33709

Accumulation of discarded  
household garbage, scrap  
metal, lumber, interior  
furniture, automotive parts,  
air conditioners, tarps, animal  
cages, cardboard boxes,  
plastic containers, clothing,  
tree debris, the untended  
growth of vegetative matter,

Code Section

Location

Violation

and other noxious materials on the property.

138-3703 (ZO)

5144 80<sup>th</sup> Way N.  
St. Petersburg, FL 33709

A wood fence not maintained in good repair with rotted wood, broken/missing pickets, and a chain link fence in disrepair.

**ITEM: 12**

MATTER:  
CASE NO:  
OWNER:  
NOTICE ADDRESS:

Respondent's Objection to the Affidavit of Non-Compliance  
CM20-00029  
Jacques, Deborah Wilson  
Jacques, Deborah Wilson  
7281 Channelside Ln N.  
Pinellas Park, FL 33781-4824  
7281 Channelside Ln N.  
Pinellas Park, FL 33781-4824

VIOLATION ADDRESS:

**VIOLATION:**

Code Section  
22-299 (MH)

Location

7281 Channelside Ln N.  
Pinellas Park, FL 33781-4824

Violation

A pool in disrepair, partially filled in with vegetative growth, a birdcage in disrepair with torn/missing screens and collapsed areas, and an area soffit in disrepair.