

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

April 11, 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:

CASE NO:

OWNER:

Code Violation(s)

CCM-22-00023

7025 Harmony LLC

13801 Vermont Avenue LLC

Zlotolow, Emanuel David Lifetime

Heritage Trust NO

Zlotolow, Emanuel David TRE

Zlotolow, Ronald Daniel Lifetime

Heritage Trust NO

Zlotolow, Emanuel David TRE

Zlotolow, Jordan Gabriel Lifetime

Heritage Trust N

Zlotolow, Emanuel David TRE

NOTICE ADDRESS:

13801 Vermont Avenue LLC

7025 Harmony LLC

Zlotolow, Emanuel David Lifetime Heritage; Trust No. 1

Zlotolow, Emanuel David TRE

Zlotolow, Jordan Gabriel Lifetime Heritage

Zlotolow, Ronald Daniel Lifetime Heritage

12210 Venice Blvd

Venice, CA 90066-3814

and

13801 Vermont Avenue LLC

Attn: Emanuel David Zlotolow (Agent for Service)

229 4th St.

Venice, CA 90291

and

7025 Harmony LLC

13801 Vermont Avenue LLC

Emanuel David Zlotolow

As Trustee of the Emanuel David Zlotolow

Lifetime Heritage Trust No. 1

Dated December 26, 2012

12210 Venice Blvd

Venice, CA 90066-3814

and

7025 Harmony LLC

13801 Vermont Avenue LLC

Emanuel David Zlotolow

As Trustee of the Ronald Daniel Zlotolow

Lifetime Heritage Trust No. 1

Dated December 26, 2012

12210 Venice Blvd

Venice, CA 90066-3814

and

7025 Harmony LLC

13801 Vermont Avenue LLC

Emanuel David Zlotolow

As Trustee of the Jordan Gabriel Zlotolow

Lifetime Heritage Trust No. 1
Dated December 26, 2012
12210 Venice Blvd
Venice, CA 90066-3814
and
Realty Capital Advisors (Registered Agent for 7025 Harmony LLC)
341 N. Maitland Ave.
Suite # 115
Maitland, FL 32751
and
Miriam Zoltolow Trustee of the Miriam Zolt (Manager for 7025 Harmony LLC)
425 Rose Ave
Venice, CA 90291
and
Rory Williams (Authorized Representative for 7025 Harmony LLC)
341 N. Maitland Ave.
Suite 115
Maitland, FL 32751
VIOLATION ADDRESS: 35801 US Hwy 19 N.
Palm Harbor, FL 34684

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	35801 US Hwy 19 N. Palm Harbor, FL 34684	Failure to maintain wood fencing in a state of good repair, i.e., missing, broken and/or loose pickets and sections leaning. Accumulation of materials consisting of rotting, scattered railroad ties, tree debris, shopping cart, and abandoned/inoperative trailer on the property.
138-179 (ZO)	35801 US Hwy 19 N. Palm Harbor, FL 34684	Failure to adhere to conditions set forth in an approved site plan.

ITEM: 02

MATTER:

CASE NO:

OWNER:

NOTICE ADDRESS:

Code Violation(s)

CCM-22-00021

Schiller Investments

C/O Office

Schiller Investments

C/O Office

2840 West Bay Dr. Ste 217

Belleair Bluffs, FL 33770-2620

and

Schiller Investments L.L.C.

5881 Dunmore Court

West Bloomfield, MI 48322

and

Andrew Schiller (Reg. Agent for Schiller Investments LLC)

2840 West Bay Dr.

#217

Belleair Bluffs, FL 33770

and

Schiller Investments LLC

Andrew Schiller (Reg. Agent for Schiller Investments LLC)

5881 Dunmore Court

West Bloomfield, MI 48322

VIOLATION ADDRESS:

512 Braginton St.

Clearwater, FL 33756

VIOLATION(S):

Code Section	Location	Violation
22-298/299 (MH)	512 Braginton St. Clearwater, FL 33756	Mobile home units and/or accessory structures with inoperable, unsafe, and/or improperly maintained electrical systems i.e., exposed electrical wires and damaged electrical receptacles and/or fixtures. Mobile home units and/or accessory structures in deteriorated condition with rotten wood, bare untreated areas, peeling paint, mold, and/or stained sections on exterior surfaces, damaged areas of roofing, siding, fascia and/or soffit, broken/boarded windows and missing required screens on windows that open to the exterior.
58-270 (IV)	512 Braginton St. Clearwater, FL 33756	The parking/storing of a silver Volvo S 80 with an expired registration Y468NM 12-21 displayed, a red Honda Shadow motorcycle with flat tires and no registration tag displayed, a Sea Nymph SP240 pontoon boat with an expired registration displayed TN5560 CF

		2017, a yellow scooter partially disassembled with an expired registration tag displayed MGYJ56 10-16, a blue skiff with an expired registration FL 5540 MB 07-20 and a boat trailer with an expired registration tag displayed NCD N14 07-20.
58-304 (TD)	512 Braginton St. Clearwater, FL 33756	Accumulation of discarded household goods, furniture, building materials, appliance, plastic containers, scrap wood, unused pavers and cement blocks, and other similar items.
138-90 (ZO)	512 Braginton St. Clearwater, FL 33756	Placing and maintaining of a storage container on the property without first obtaining a zoning clearance.

ITEM: 03

MATTER: Code Violation(s)
CASE NO: CCM-22-00025
OWNER: T A H MS Borrower LLC
NOTICE ADDRESS: T A H MS Borrower LLC
15771 Red Hill Ave
Tustin, CA 92780-7303
and
T A H MS Borrower LLC
c/o Tricon American Homes LLC
1508 Brookhollow Drive
Santa Ana, CA 92705
and
C T Corporation System (Registered Agent for T A H MS
Borrower LLC)
1200 South Pine Island Rd
Plantation, FL 33324
and
TAH MS Equity Owner LLC (Managing Member for T A H
MS Borrower LLC)
1508 Brookhollow Drive
Santa Ana, CA 92705
and
Veneziano, David (Authorized Signatory for T A H MS
Borrower LLC)
1508 Brookhollow Drive
Santa Ana, CA 92705
VIOLATION ADDRESS: 15147 George Blvd.
Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	15147 George Blvd. Clearwater, FL 33760	Dwelling with exterior surfaces that have rotting wood, diminished paint, mold and/or stained areas. There is damaged fascia material and damaged, missing, and/or hanging metal soffit material. Five (5) gallon bucket of roof tar patch on the roof indicative of a defective roof. There are also missing window screens.
58-304 (TD)	15147 George Blvd. Clearwater, FL 33760	Accumulation of materials consisting of discarded furniture, derelict children's toys, plastic containers, paper litter, and other noxious materials on the property among the untended overgrowth of vegetative matter, i.e., grass and weeds.
138-3703 (ZO)	15147 George Blvd. Clearwater, FL 33760	Failure to maintain wooden fences in a state of good repair, i.e., broken pickets, leaning sections and use of non-standard fencing materials.

ITEM: 04

MATTER: Code Violation(s)
CASE NO: CCM-22-00019
OWNER: Carson, Jean Est
NOTICE ADDRESS: Carson, Jean Est
4201 55th Ave. N.
St. Petersburg, FL 33714-1733
and
Carson, Jean Est et al
4201 55th Ave. N.
St. Petersburg, FL 33714-1733
VIOLATION ADDRESS: 4201 55th Ave. N.
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	4201 55 th Ave. N. St. Petersburg, FL 33714	Boarded windows, missing required screens on windows that open to the exterior, and areas of soffit and fascia with rotted wood.
138-3220 (ZO)	4201 55 th Ave. N. St. Petersburg, FL 33714	The outdoor storage of items which are not appropriately stored on a residential property i.e., automotive parts, tools, scrap metal, plastic containers, lumber, interior furniture, tarps, disassembled bicycles, inoperable scooters, generators, and other items.
138-3703 (ZO)	4201 55 th Ave. N. St. Petersburg, FL 33714	A wood fence not maintained in good repair with broken/missing pickets, rotted wood, and falling sections, and a chain link fence in disrepair with missing top rails, and damaged chain link areas.

ITEM: 05

MATTER: Code Violation(s)
CASE NO: CCM-22-00024
OWNER: Sirmans, Olen Est, et al
NOTICE ADDRESS: Sirmans, Olen Est
3268 Roxborough Ave.
Clearwater, FL 33762
and
Sirmans, Olen Est, et al
3268 Roxborough Ave.
Clearwater, FL 33762-4535
And
Sirmans, Olen Est, et al
c/o Patty Butler
5621 59th St. N.
St. Petersburg, FL 33709
VIOLATION ADDRESS: 3268 Roxborough Ave
Clearwater, FL 33762

VIOLATION(S):

Code Section	Location	Violation
22-299/301 (MH)	3268 Roxborough Ave Clearwater, FL 33762	Dwelling is in a dilapidated state, i.e., exterior surfaces have rotting wood, bare untreated areas, peeling paint, damaged fascia/soffit sections, boarded windows, exposed heating/cooling ductwork, deteriorated/rusted metal roofing, and exposed electrical. There is an infestation of bees in a damaged fascia area of the dwelling and a fishpond that contains brown stagnant water.
58-270 (IV)	3268 Roxborough Ave Clearwater, FL 33762	Parking/storing of a white Kia Spectra with expired FL tag# Y12OPJ, expired 01/22.
58-304 (TD)	3268 Roxborough Ave Clearwater, FL 33762	Accumulation of materials consisting of discarded mattresses/box springs, numerous tires, wood pallets, window, interior door, glass aquarium, plastic buckets, metal pipes, tree debris, and other noxious materials scattered throughout the property.
138-3703 (ZO)	3268 Roxborough Ave Clearwater, FL 33762	Dilapidated wood fence, i.e., rotting, missing and/or broken pickets and the use of non-standard fencing materials.

ITEM: 06

MATTER:

CASE NO:

OWNER:

NOTICE ADDRESS:

Code Violation(s)

CCM-22-00020

Paz, Lynne Beren Trust

Barnett, Eban TRE

Barnett, Eban TRE

Paz, Lynne Beren Trust

306 S. Westland Ave.

Apt.4

Tampa, FL 33606-1802

and

Paz, Lynne Beren Trust

Barnett, Eban TRE

306 S. Westland Ave.

Apt.4

Tampa, FL 33606-1802

And

Barnett, Eban as Trustee of Lynne

Beren Paz Trust dated July 18, 2018

306 S. Westland Ave.

Apt.4

Tampa, FL 33606-1802

And

Lynne Beren Paz

12822 Wild Acres Rd

Largo, FL 33773

VIOLATION ADDRESS: 12822 Wild Acres Rd

Largo, FL 33773

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	12822 Wild Acres Rd Largo, FL 33773	Exposed bare wood, rotted wood, and algae growth on exterior of dwelling, a deck in disrepair with missing decking and rotted wood, and a shed in disrepair with damaged doors and algae growth on exterior.
58-304 (TD)	12822 Wild Acres Rd Largo, FL 33773	The accumulation of discarded tree debris, tarps, lumber, plastic containers, paint cans, tires, Styrofoam pieces, concrete blocks, pavers, interior furniture, household garbage and other noxious materials on the property.
138-3352 (ZO)	12822 Wild Acres Rd Largo, FL 33773	Keeping of a non-traditional pet, i.e., pot-bellied pig, without a Type 1 Path B review with the development review committee.
138-3210 (ZO)	12822 Wild Acres Rd Largo, FL 33773	For the use of a recreational vehicle, i.e., travel trailer, as an accessory dwelling unit.

1:00 P.M.

ITEM: 07

MATTER: Code Violation(s)
CASE NO: CCM-22-00016
OWNER: McCan, Dustin
McCan, Rebeka
NOTICE ADDRESS: McCan, Dustin
McCan, Rebeka
350 Pecan Ct.
Palm Harbor, FL 34683-5915
VIOLATION ADDRESS: 269 Diogenes St.
Dunedin, FL 34698

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	269 Diogenes St. Dunedin, FL 34698	Soffit on the dwelling fails to fully enclose the roof allowing weather to enter the structure. There is an area of rotting wood siding on the dwelling and missing window screens. Accessory structure has torn screening, areas of bare wood and exterior surfaces covered in an algae type substance.
58-304 (TD)	269 Diogenes St. Dunedin, FL 34698	Accumulation of materials consisting of discarded clothing, shoes, derelict outdoor chairs, scrap wood and other noxious materials on the property.
122-37 (PV)	269 Diogenes St. Dunedin, FL 34698	Parking/storing of utility trailer with ladder rack attachment and ladder that is parked on vegetated area of the yard.
138-90 (ZO)	269 Diogenes St. Dunedin, FL 34698	Placement of asphalt millings throughout the property without first obtaining a zoning clearance.
138-3220 (ZO)	269 Diogenes St. Dunedin, FL 34698	Outdoor storage of pallet of concrete pavers, window, numerous plastic buckets, interior furniture, cardboard boxes of unknown content, and other items similar in character throughout the property.

ITEM: 08

MATTER: Code Violation(s)
CASE NO: CCM-22-00018
OWNER: Trott, Peter Edward
NOTICE ADDRESS: Trott, Peter Edward
P.O. Box 782
Bay Pines, FL 33744-0782
VIOLATION ADDRESS: 5341 80th St. N.
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	5341 80 th St. N. St. Petersburg, FL 33709	Dwelling with exposed bare wood, missing and broken windows, missing screens on windows that open to the exterior, and areas of diminished paint and algae growth on exterior surfaces.
138-3220 (ZO)	5341 80 th St. N. St. Petersburg, FL 33709	The outdoor storage of interior furniture, lumber, windows, blankets, fence sections, and other similar items.

ITEM: 09

MATTER: Code Violation(s)
CASE NO: CCM-22-00022
OWNER: Carroll, Amber Dawn
NOTICE ADDRESS: Carroll, Amber Dawn
15528 Verona Ave.
Clearwater, FL 33760-2240
VIOLATION ADDRESS: 15528 Verona Ave.
Clearwater, FL 33760-2240

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	15528 Verona Ave. Clearwater, FL 33760	Swimming pool contains stagnant water and dwelling's exterior surfaces have stained and/or mold covered areas. Dwelling also has missing and/or damaged window screens.
58-304 (TD)	15528 Verona Ave. Clearwater, FL 33760	Accumulation of materials consisting of discarded interior furniture, plastic buckets, cardboard boxes of unknown content, derelict outdoor chairs, lampshade, cinder blocks, pieces of cardboard, tire, and other noxious materials on the property among the untended overgrowth of vegetative matter, i.e., grass and weeds.
138-90 (ZO)	15528 Verona Ave. Clearwater, FL 33760	Placement and maintaining of a chicken coop type structure in excess of one hundred (100) square feet without first obtaining a zoning clearance.
138-3703 (ZO)	15528 Verona Ave. Clearwater, FL 33760	Failure to properly maintain a wood fence, i.e., missing and/or broken pickets.

ITEM: 10

MATTER: Respondent's Objection to Affidavit of Non-Compliance
CASE NO: CCM-21-00047
OWNER: Carlton, Virgil L.
NOTICE ADDRESS: Carlton, Virgil L.
 867 25th Ave N
 St. Petersburg, FL 33704-2709
VIOLATION ADDRESS: 5836 31st St. N.
 St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	5836 31 st St. N. St. Petersburg, FL 33714	Dwelling in disrepair with peeling paint, exposed wood, rotted wood, broken/missing balusters on deck, missing screens on windows that open to the exterior, and a shed structure partially collapsed.
58-304 (TD)	5836 31 st St. N. St. Petersburg, FL 33714	The untended growth of vegetative matter, household garbage, plastic containers, and other noxious materials on the property.
138-3703 (ZO)	5836 31 st St. N. St. Petersburg, FL 33714	A wood fence not maintained in good repair with broken/missing pickets, rotted wood, and falling sections.

ITEM: 11

MATTER: Respondent's Request for an Extension of Time
CASE NO: CCM-22-00007
OWNER: Hellems, Billy & Doris B.
NOTICE ADDRESS: Hellems, Billy & Doris B.
 1796 Brookside Blvd.
 Largo, FL 33770-4507
VIOLATION ADDRESS: 1796 Brookside Blvd.
 Largo, FL 33770-4507

VIOLATION(S):

Code Section	Location	Violation
58-270 (IV)	1796 Brookside Blvd. Largo, FL 33770-4507	A tan Jeep Grand Cherokee that is inoperable/partially disassembled.
138-3220 (ZO)	1796 Brookside Blvd. Largo, FL 33770-4507	The outdoor storage of items which are not appropriately stored on a residential property i.e., automotive parts, tools, plastic containers, piles of tree debris, and other items.