

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

**June 13, 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-22-00033  
OWNER: Davenport, David N  
NOTICE ADDRESS: Davenport, David N  
5120 76<sup>th</sup> St. N  
St. Petersburg, FL 33709-2449  
VIOLATION ADDRESS: 5120 76<sup>th</sup> St. N  
St. Petersburg, FL 33709-2449

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	5120 76 <sup>th</sup> St. N. St. Petersburg, FL 33709	Dwelling in deteriorated condition with diminished paint, damaged window screens, and a damaged screen porch door.
58-270 (IV)	5120 76 <sup>th</sup> St. N. St. Petersburg, FL 33709	Parking and storing of an inoperable vehicle on the property, i.e. Ford Ranger which is in a state of disrepair and has expired FL registration tag Z567EL (07/21).
138-3220 (ZO)	5120 76 <sup>th</sup> St. N. St. Petersburg, FL 33709	The outdoor storage of household goods, scrap wood, plastic containers, tools, contractor equipment, aquarium tanks, and other similar items.

**ITEM: 02**

MATTER: Code Violation(s)  
CASE NO: CCM-22-00034  
OWNER: Jackson, Wayne  
NOTICE ADDRESS: Jackson, Wayne  
915 Pelican Dr. S.  
Gulfport, FL 33707-3027  
VIOLATION ADDRESS: 915 Pelican Dr. S  
Gulfport, FL 33707-3027

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	915 Pelican Dr. S Gulfport, FL 33707-3027	Entire dwelling wrapped in black tarp paper and is lacking exterior top coating, ie. siding or stucco. Fascia has peeling paint and areas of exposed wood with no protective coating, ie. paint.

**ITEM: 03**

**MATTER:** Code Violation(s)  
**CASE NO:** CCM-22-00035  
**OWNER:** Rochele Inc.  
**NOTICE ADDRESS:** Rochele Inc.  
1001 Belleair Rd.  
Clearwater, FL 33756-7131  
and  
Cameron, Robert  
Registered Agent for Rochele, Inc.  
1001 Belleair Rd.  
Clearwater, FL 33756  
and  
Cameron, Robert  
President for Rochele, Inc.  
1001 Belleair Rd.  
Clearwater, FL 33756  
and  
Cameron, Michele A.  
Vice-President for Rochele, Inc.  
1001 Belleair Rd.  
Clearwater, FL 33756  
**VIOLATION ADDRESS:** 1001 Belleair Rd.  
Clearwater, FL 33756

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (MH)	1001 Belleair Rd. Clearwater, FL 33756	Failure to properly maintain the exterior of the structures on the property i.e., exterior surfaces with bare stucco, exposed rust, stained sections, and/or diminished paint.

**ITEM: 04**

MATTER: Code Violation(s)  
CASE NO: CCM-22-00036  
OWNER: Layland, Nicole  
NOTICE ADDRESS: Layland, Dennis and/or  
Layland, Nicole, et al  
3101 55<sup>th</sup> Ave. N.  
St. Petersburg, FL 33714  
and  
Layland, Nicole a/k/a Bray, Nicole  
12527 Stone Tower Loop  
Fort Myers, FL 33913  
and  
Layland, Nicole  
3101 55<sup>th</sup> Ave. N.  
St. Petersburg, FL 33714-1813  
VIOLATION ADDRESS: 3101 55<sup>th</sup> Ave. N.  
St. Petersburg, FL 33714

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	3101 55 <sup>th</sup> Ave. N. St. Petersburg, FL 33714	Exterior surfaces of the dwelling have staining, bare wood, and diminished or cracked/peeling protective treatment, i.e., paint. Wood surfaces including, but not limited to, fascia, soffit and door casings with rotting wood. Large attic venting opening is missing the covering. Window openings are covered with wood, screen lanai has torn/missing screening, rear exterior light fixture has exposed electrical and wood decking is rotting and posing a safety hazard.
58-304 (TD)	3101 55 <sup>th</sup> Ave. N. St. Petersburg, FL 33714	Accumulation of materials consisting of pieces of an above ground pool, carpeting, discarded gloves, empty beverage containers, and other noxious materials on the property. There are also small areas of untended overgrowth of vegetative matter, i.e., grass and weeds.
138-3703 (ZO)	3101 55 <sup>th</sup> Ave. N. St. Petersburg, FL 33714	Failure to properly maintain wood fencing, i.e., leaning panels and rotting/broken pickets

**ITEM: 05**

MATTER: Code Violation(s) – Telephonic Appearance by Respondent  
CASE NO: CCM-22-00037  
OWNER: Adammimi LLC  
NOTICE ADDRESS: Adammimi LLC  
10546 Martinique Isle Dr.  
Tampa, FL 33647-2774  
and  
Adammimi LLC  
1405 S. 78<sup>th</sup> St.  
Tampa, FL 33619  
and  
Mughrabi, Jodeh  
Registered Agent for Adammimi LLC  
1405 S. 78<sup>th</sup> St.  
Tampa, FL 33619  
and  
Mughrabi, Marwa M  
Owner of Adammimi LLC  
10546 Martinique Isle Dr.  
Tampa, FL 33647-2774  
and  
Adammimi LLC  
1903 Sean Wood Cir  
Brandon, FL 33510  
VIOLATION ADDRESS: 11561 Walsingham Rd  
Largo, FL 33778

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (MH)	11561 Walsingham Rd Largo, FL 33778	Failure to maintain the exterior of the premises and/or structures: Premises with an accumulation of discarded garbage, scattered litter, aluminum cans, and tree debris. Building with exposed rotten wood, missing siding, damaged soffit, broken gutters, damaged door hardware, wood boarded windows, a window with a damaged metal frame, exposes electrical wires, and damaged electrical receptacles. Fencing with broken pickets and missing/damaged wooden rails. Free standing sign with exposed rust diminished paint, missing metal framing, and faded/diminished signs. Damaged metal bollards around gas pumps. Pavement with potholes, depressions, large cracks, and/or raised areas.

**1:00 P.M.**

**ITEM: 06**

MATTER: Code Violation(s)  
CASE NO: CCM-22-00039  
OWNER: Barnhardt, Lois A Trust  
Papke, Carolyn J TRE  
NOTICE ADDRESS: Carolyn June Papke, Daughter and  
Trustee of the Revocable Trust Agreement of  
Lois A. Barnhardt  
1944 Temple Terrace  
Clearwater, FL 33764-6649  
and  
Karen Pereiro  
3660 Lake Blvd  
Clearwater, FL 33762  
VIOLATION ADDRESS: 5520 Urbane St. N.  
St. Petersburg, FL 33714

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	5520 Urbane St. N. St. Petersburg, FL 33714	Wood surfaces on the dwelling have areas of rotting and/or bare wood, and cracked and peeling protective surfaces, i.e., paint. Window is nailed shut and exterior door is deteriorated with rotting wood and cracked/peeling paint. There is exposed electrical at the front door and missing window screens. Utility shed is covered with rust and has a deteriorated, collapsing floor.
58-304 (TD)	5520 Urbane St. N. St. Petersburg, FL 33714	Accumulation of tree debris on the property.

**ITEM: 07**

**MATTER:** Code Violation(s)  
**CASE NO:** CCM-22-00038  
**OWNER:** Trust Dated 6-1-1990  
**NOTICE ADDRESS:** Diane C. Rappelt Rogers, et al. As Trustee  
 Under Trust Participation Agreement  
 Dated June 1, 1990  
 10695 Bay Pines Blvd.  
 St. Petersburg, FL 33708-3199  
 and  
 Gloria M Duda  
 10695 Bay Pines Blvd.  
 St. Petersburg, FL 33708-3199  
 and  
 Douglas V Duda  
 10695 Bay Pines Blvd.  
 St. Petersburg, FL 33708-3199  
 and  
 Trust dated 6-1-1990  
 10695 Bay Pines Blvd.  
 St. Petersburg, FL 33708-3199  
**VIOLATION ADDRESS:** 10695 Bay Pines Blvd.  
 St. Petersburg, FL 33708-3199

**VIOLATION(S):**

Code Section	Location	Violation
22-299/301 (MH)	10695 Bay Pines Blvd. St. Petersburg, FL 33708	Dwelling units and/or accessory structure in deteriorated condition: Exterior surfaces with rotten wood, bare untreated areas, peeling paint, mold, and/or stained sections. Damaged areas of fascia, soffit, and roofing. Damaged doors with areas of wood rot, cracked surfaces, and wood boarded sections. Windows that are boarded with wood, have broken glass, and/or missing glass. Missing window screens. Failure to place all garbage receptacles in a clean and sanitary manner, and for the failure to arrange for regular garbage disposal services.
58-270 (IV)	10695 Bay Pines Blvd. St. Petersburg, FL 33708	Parking/storing of an inoperable vehicle on the property, i.e. blue colored boat without a current FL decal affixed, which is also in a state of disrepair.
58-304 (TD)	10695 Bay Pines Blvd. St. Petersburg, FL 33708	An accumulation of discarded trash, garbage, furniture, household goods, bike parts, scrap building materials, litter, and other similar noxious materials.
138-3703 (ZO)	10695 Bay Pines Blvd. St. Petersburg, FL 33708	Failure to maintain fencing in a state of good repair i.e. wooden fencing has missing and deteriorated pickets, posts, and/or sections. Chain-link fencing with bent top rails, damaged sections, and exposed rust.



**ITEM: 08**

**MATTER:** Code Violation(s)  
**CASE NO:** CCM 22-00041  
**OWNER:** Donovan D A LLC  
**NOTICE ADDRESS:** Donovan D A LLC  
Donald Franklin  
4460 107<sup>th</sup> Circle N  
Clearwater, FL 33762-5028  
and  
Franklin, Donald  
Registered Agent for Donovan D.A. LLC  
4460 107<sup>th</sup> Circle N  
Clearwater, FL 33762-5028  
and  
Donovan D A LLC  
4460 107<sup>th</sup> Circle N  
Clearwater, FL 33762-5028  
and  
Franklin, Donald  
Manager for Donovan D.A. LLC  
4460 107<sup>th</sup> Circle N  
Clearwater, FL 33762-5028  
**VIOLATION ADDRESS:** 233 Hedden Ct.  
Palm Harbor, FL 34683  
PID# 10-28-15-12816-022-0004

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (MH)	233 Hedden Ct. Palm Harbor, FL 34683 PID# 10-28-15-12816-022-0004	Structures with rotting and/or bare wood. Rear fencing is in disrepair, i.e., leaning and area of chain link fencing is missing. Accumulation of materials consisting of discarded fencing, pallets, tree debris, tarps, scrap wood, derelict unidentifiable machinery, and other noxious materials on the property. There are also areas of untended overgrowth of vegetative matter, i.e., grass and weeds.
138-179 (ZO)	233 Hedden Ct. Palm Harbor, FL 34683 PID# 10-28-15-12816-022-0004	Failure to adhere to conditions set forth on approved site plan #3504.
138-3507 (ZO)	233 Hedden Ct. Palm Harbor, FL 34683 PID# 10-28-15-12816-022-0004	Failure to provide the required screening from street view of dumpsters with a solid fence or wall of a minimum of six (6) feet in height.

**ITEM: 09**

**MATTER:** Code Violation(s)  
**CASE NO:** CCM 22-00040  
**OWNER:** Montgomery, Brian A  
**NOTICE ADDRESS:** Montgomery, Brian A  
1842 Pineland Dr.  
Clearwater, FL 33755-1911  
**VIOLATION ADDRESS:** 1842 Pineland Dr.  
Clearwater, FL 33755

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	1842 Pineland Dr. Clearwater, FL 33755	Dwelling in deteriorated condition with exterior surfaces that show bare wood, rotten wood, peeling paint, and/or diminished paint.
58-270 (IV)	1842 Pineland Dr. Clearwater, FL 33755	Parking/storing of multiple inoperable vehicles on the property i.e., Black Ford F-150 with expired Rhode Island registration tag 65226 affixed (03/14), blue Eagle Talon without a current registration tag affixed, and a blue sedan with flat tire.
58-304 (TD)	1842 Pineland Dr. Clearwater, FL 33755	An accumulation of discarded household goods, dishwasher, scrap wood, plastic containers, automotive tire, tree debris, derelict riding lawn mower, scrap metal, and other similar items.
138-90 (ZO)	1842 Pineland Dr. Clearwater, FL 33755	Installation of multiple carport type structures on the property and an overhang addition on the rear of the dwelling without first obtaining a zoning clearance.

**ITEM: 10**

**MATTER:** Code Violation(s)  
**CASE NO:** CCM 22-00042  
**OWNER:** ASKR Enterprises LLC  
**NOTICE ADDRESS:** ASKR Enterprises LLC  
219 Manatee Ln  
Tarpon Springs, FL 34689-3660  
and  
ASKR Enterprises LLC  
338 E. Lemon St.  
Tarpon Springs, FL 34689  
and  
Jarmolych, Alexander J  
Registered Agent for ASKR Enterprises LLC  
338 E. Lemon St.  
Tarpon Springs, FL 34689  
and  
Jarmolych, Alexander J  
Manager of ASKR Enterprises LLC  
338 E. Lemon St.  
Tarpon Springs, FL 34689  
and  
Jarmolych, Shawna M.  
Manager of ASKR Enterprises LLC  
338 E. Lemon St.  
Tarpon Springs, FL 34689  
**VIOLATION ADDRESS:** 1727 S. Pinellas Ave.  
Tarpon Springs, FL 34689

**VIOLATION(S):**

Code Section	Location	Violation
138-179 (ZO)	1727 S. Pinellas Ave. Tarpon Springs, FL 34689	Failure to adhere to conditions set forth on approved site plan #7635.

**ITEM: 11**

**MATTER:** Respondent's Request for an Extension of Time  
**CASE NO:** CCM-22-00010  
**OWNER:** Gilley, Michael C  
**NOTICE ADDRESS:** Gilley, Michael C  
 1322 Delaware Ave.  
 Palm Harbor, FL 34683-3529  
 and  
 Allen, Lucille Gilley  
 Gilley, Michael C  
 1322 Delaware Ave.  
 Palm Harbor, FL 34683-3529  
**VIOLATION ADDRESS:** 1322 Delaware Ave.  
 Palm Harbor, FL 34683

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	1322 Delaware Ave. Palm Harbor, FL 34683	Dwelling has a defective roof, i.e., area covered with a tarp and loose and/or missing pieces of metal and, hanging roof flashing. There are areas of exposed fascia wood lacking protective treatment, i.e., paint. Dwelling also has areas of broken and/or missing soffits and open area on the end gable. Exterior surfaces of both the dwelling and sheds have areas of algae and/or mold.
58-304 (TD)	1322 Delaware Ave. Palm Harbor, FL 34683	The accumulation of materials consisting of tree debris, scrap metal, pallets, wood, plastic crates, pvc, tarps, rugs, and other similar noxious materials on the property among the untended overgrowth of vegetative matter, i.e., grass and weeds.
138-3505( c) (ZO)	1322 Delaware Ave. Palm Harbor, FL 34683	Placement/maintaining of multiple shed structures on a R-3 zoned property where only two (2) are allowed.

**ITEM: 12**

**MATTER:** Respondent's Request for an Extension of Time  
**CASE NO:** CCM-22-00005  
**OWNER:** Henry, May D  
**NOTICE ADDRESS:** Henry, May D  
13166 120<sup>th</sup> St.  
Largo, FL. 33778-1404  
and  
Robert Lee Henry and May Dell Henry, et al  
13166 120<sup>th</sup> St.  
Largo, FL 33778-1404

**VIOLATION ADDRESS:** 12789 126<sup>th</sup> Way  
Largo, FL 33774

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	12789 126 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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.