

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

July 11, 2022

**Board of County Commissioners' Assembly Room
J. Mathieu, 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-22-00043
OWNER: DB Asset Group LLC
NOTICE ADDRESS: DB Asset Group LLC
8575 Somerset Dr.
Suite A
Largo, FL 337773-2720
And
Dambach, Gary C. Jr.
Registered Agent for DB Asset Group LLC
8575 Somerset Dr.
Suite A
Largo, FL 337773-2720
And
Dambach, Gary C. Jr.
Manager for DB Asset Group LLC
3749 42 Ave. S.
St. Petersburg, FL 33711
And
Dambach, Todd A
Manager for DB Asset Group LLC
2338 Coronda Way S.
St. Petersburg, FL 33712
VIOLATION ADDRESS: 8575 Somerset Dr.
Largo, FL 33773
AKA 12-30-15-70542-300-0301

VIOLATION(S):

Code Section	Location	Violation
138-179	8575 Somerset Dr. Largo, FL 33773	Failure to adhere to final approved Site Plan # 4247 which includes but is not limited to the omission of handicap and standard parking spaces that are occupied by wooden pallets, stock-in-trade, and/or semi-trailers. As well as the expansion of an approved dumpster pad from 10ftx20ft to 10ftx30ft.

ITEM: 02

MATTER: Code Violation(s)
CASE NO: CCM-22-00048
OWNER: Wakeland, George T
NOTICE ADDRESS: Wakeland, George T
2269 Richter St.
Dunedin, FL 34698-9432
VIOLATION ADDRESS: 2269 Richter St.
Dunedin, FL 34698

VIOLATION(S):

Code Section	Location	Violation
58-270 (IV)	2269 Richter St. Dunedin, FL 34698	Parking and storing of three (3) inoperable vehicles on the property described as; a white Ford Escape without any registration affixed, a white GMC SUV with expired FL tag# Y1AXB, exp 08/16, and a derelict recreational vehicle with expired FL tag# KEEM89, exp 09/18.
138-3220 (ZO)	2269 Richter St. Dunedin, FL 34698	The outdoor storage of tires, plastic container, buckets, spray bottles and other items similar in character. There is also untended overgrowth of vegetative matter, i.e., grass and weeds on the property.

ITEM: 03

MATTER: Code Violation(s)
CASE NO: CCM-22-00045
OWNER: INXS VII LLC
NOTICE ADDRESS: INXS VII LLC
 PO Box 447
 Odessa, FL 33556-0447
 and
 INXS VII LLC
 12425 Racetrack Road
 Tampa, FL 33626
 and
 Distressed Asset Fund II LLC
 Registered Agent for INXS VII LLC
 16242 N. Florida Ave.
 Lutz, FL 33549
 and
 Holdings JJJ LLC
 Manager for INXS VII LLC
 PO Box 447
 Odessa, FL 33556-0447
VIOLATION ADDRESS: 9432 84th St.
 Seminole, FL 33556-0447

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	9432 84 th St. Seminole, FL 33556-0447	Dwelling in deteriorated condition with exterior surfaces that show bare wood, rotten wood, peeling paint, and/or diminished paint. Damaged fascia and/or soffit sections. Missing window screens. Damaged electrical meter with a missing cover and exposed electrical wires.
58-304 (TD)	9432 84 th St. Seminole, FL 33556-0447	An accumulation of discarded pavers, gas cans, tire, chair, paint bucket, and other similar items.
138-3703 (ZO)	9432 84 th St. Seminole, FL 33556-0447	Failure to maintain fencing in a state of good repair i.e., wooden fencing has missing and deteriorated pickets, posts, gates and/or sections.

ITEM: 04

MATTER: Code Violation(s)
CASE NO: CCM-22-00047
OWNER: Eikel, Kay E
NOTICE ADDRESS: Eikel, Kay E
 Tracy, Elain Kay Eikle a/k/a Tracy, Kay E.
 1339 Indiana Ave.
 Palm Harbor, FL 34683-4112
 and
 Eikel, Kay E
 1339 Indiana Ave.
 Palm Harbor, FL 34683-4112
VIOLATION ADDRESS: 1339 Indiana Ave.
 Palm Harbor, FL 34683

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	1339 Indiana Ave. Palm Harbor, FL 34683	Dwelling has a broken window on the rear exterior door and areas of the fascia have cracked/peeling paint.
58-270 (IV)	1339 Indiana Ave. Palm Harbor, FL 34683	Parking and storing of two (2) inoperable vehicles on the property described as; a gray Plymouth Voyager and a white Pontiac Grand Prix, both with expired FL tags (01/22).
58-304 (TD)	1339 Indiana Ave. Palm Harbor, FL 34683	Accumulation of materials consisting of plastic storage containers, tarps, wooden sawhorse, cardboard box filled with books, tree debris, and other noxious materials on the property.
122-37 (PV)	1339 Indiana Ave. Palm Harbor, FL 34683	Parking and storing of a prohibited vehicle, described as a blue/white Mack dump truck, in a residentially zoned district.

ITEM: 05

MATTER: Code Violation(s)
CASE NO: CCM-22-00046
OWNER: McCombs, Branden
McCombs, Christina
NOTICE ADDRESS: McCombs, Branden
McCombs, Christina
PO Box 2522
Pinellas Park, FL 33780-2522
VIOLATION ADDRESS: 9400 84th St.
Seminole, FL 33777

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	9400 84 th St. Seminole, FL 33777	Dwelling in deteriorated condition with exterior surfaces that show rotten wood, bare untreated areas, peeling paint, mold, and/or stained sections. Damaged fascia and soffit sections. Damaged rain gutters. Rusted garage door.
58-270 (IV)	9400 84 th St. Seminole, FL 33777	Parking/storing of inoperable vehicle on the property, i.e. (1) White Ford E-250 without a current registration tag affixed, (2) Blue Buick sedan in a state of disrepair with flat tires and missing headlights.
58-304 (TD)	9400 84 th St. Seminole, FL 33777	The accumulation of discarded auto parts, bagged trash, scrap wood, scrap metal, appliances, household goods, plastic containers, and other similar items. As well as overgrown grass and weeds.

ITEM: 06

MATTER: Code Violation(s)
CASE NO: CCM-22-00050
OWNER: Drummond, Patrick TRUST
Drummond, Patrick TRE
NOTICE ADDRESS: Patrick Drummond, Trustee
Patrick Drummond, Trust dated July 1, 2008
129 Harbor Dr.
Palm Harbor, FL 34683-5404
and
Drummond, Patrick TRE
Drummond, Patrick Trust
129 Harbor Dr.
Palm Harbor, FL 34683-5404
VIOLATION ADDRESS: 411 Dempsey Rd
Palm Harbor, FL 34683

VIOLATION(S):

Code Section	Location	Violation
138-3341 (ZO)	411 Dempsey Rd Palm Harbor, FL 34683	Placement of fill material, i.e., organic mulch which exceeds five (5) cubic yards but is less than 1000 cubic yards on the property without first obtaining a zoning clearance.

1:00 P.M.

ITEM: 07

MATTER: Code Violation(s)
CASE NO: CCM-22-00052
OWNER: Pit Crew Tire Service Inc
NOTICE ADDRESS: Pit Crew Tire Service Inc
Knarich, Craig J./ Reg Agent
821 Virginia Ave
Palm Harbor, FL 34683-5227
and
Pit Crew Tire Service Inc
821 Virginia Ave
Palm Harbor, FL 34683-5227
VIOLATION ADDRESS: 821 Virginia Ave a/k/a
904 Georgia Ave.
Palm Harbor, FL 34683

VIOLATION(S):

Code Section	Location	Violation
138-90 (ZO)	821 Virginia Ave a/k/a 904 Georgia Ave. Palm Harbor, FL 34683	Expansion of business onto and making modifications of the County right-of-way.
138-203 (ZO)	821 Virginia Ave a/k/a 904 Georgia Ave. Palm Harbor, FL 34683	Modification and expansion of the approved Non-Conforming Use (NCU #192), and for the failure to meet the required conditions set forth therein.

ITEM: 08

MATTER: Code Violation(s)
CASE NO: CCM 22-00049
OWNER: Brianne, Laura J
NOTICE ADDRESS: Brianne, Laura J
8073 Rose Ter
Largo, FL 33777-3021
VIOLATION ADDRESS: 8073 Rose Ter
Largo, FL 33777

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	8073 Rose Ter Largo, FL 33777	Dwelling in deteriorated condition with exterior surfaces that show rotten wood, peeling paint, mold, and/or diminished paint.
58-270 (IV)	8073 Rose Ter Largo, FL 33777	Parking/storing of an inoperable vehicle on the property i.e., Silver Mercedes SLK 230 with an expired registration tag affixed (Temporary FL tag CRE1431 expired 04/20).
58-304 (TD)	8073 Rose Ter Largo, FL 33777	Accumulation of untended growth of vegetative matter i.e., overgrown grass, weeds, and/or plant life.

ITEM: 09**Continued to August 8, 2022 at 9:00 am**

MATTER:

Code Violation(s)

CASE NO:

CCM 22-00051

OWNER:

Holston, Dianne

NOTICE ADDRESS:

Holston, Dianne
1225 Belleair Rd.
Clearwater, FL 33756-2270

VIOLATION ADDRESS:

1225 Belleair Rd.
Clearwater, FL 33756-2270**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	1225 Belleair Rd. Clearwater, FL 33756	Dwelling in deteriorated condition, i.e., exterior surfaces with rotten wood, bare untreated areas, diminished/peeling paint, mold, and/or stained sections. Garage door is also damaged.
58-304 (TD)	1225 Belleair Rd. Clearwater, FL 33756	Accumulation of materials including a white derelict Chevrolet Camaro, tattered blue tarp, black plastic bag of unknown content, paper litter, discarded wood, and other noxious materials on the property among untended overgrowth of vegetative matter, i.e., grass and weeds.

ITEM: 10**Continued to August 8, 2022 at 9:00 am****MATTER:**

Code Violation(s)

CASE NO:

CCM 22-00044

OWNER:

Anderson, Marvin J & Christine

REVOC LIV TR

Thomas, Ellejonore

NOTICE ADDRESS:

Anderson, Marvin J & Christine

Revocable Living Trust

Thomas, Ellejonore A Trustee

11119 Cherokee Dr.

St. Petersburg, FL 33708-4015

VIOLATION ADDRESS:

11119 Cherokee Dr.

St. Petersburg, FL 33708

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	11119 Cherokee Dr. St. Petersburg, FL 33708	Dwelling in deteriorated condition with exterior surfaces that show rotten wood, peeling paint, mold, and/or stained sections. As well as damaged fascia and soffit.
58-304 (TD)	11119 Cherokee Dr. St. Petersburg, FL 33708	Accumulation of derelict lawn furniture, scrap wood, plastic bucket, other similar items, and overgrown grass and weeds.

ITEM: 11

MATTER:

CASE NO:

OWNER:

Petitioner's Motion to Initiate Foreclosure

CM20-00022

Wilmington Trust NA TRE

Structured Asset Mtg Inv II Trust

2007 AR1

NOTICE ADDRESS:

C/O Select Portfolio Servicing Inc

Greenfield Law Group. P.A.

Attn: Steven Greenfield, Esq.

6111 Broken Sound Pkwy, N.W.

Suite 350

Boca Raton, FL 33487

oambrosimov@Florida-Legal.net

and

Wilmington Trust NA TRE

Structured Asset Mtg Inv II Trust 2007

AR1

C/O Select Portfolio Servicing Inc.

3815 South West Temple

Salt Lake City, UT 84115-4412

and

Wilmington Trust NA

Successor Trustee to Citibank NA

As Trustee for the Benefit of Registered Holders of

Structured Asset Mortgage Investments II

Trust 2007-AR1, Mortgage Pass-Through Certificates,

Series 2007-AR1

C/O Select Portfolio Servicing Inc.

3815 South West Temple

Salt Lake City, UT 84115-4412

VIOLATION ADDRESS:

2204 S. Euclid Cir.

Clearwater, FL 33764

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	2204 S. Euclid Cir. Clearwater, FL 33764	Exterior doors on the dwelling are missing jalousie glass. Rotting wood rafter under carport and areas of rotting fascia. Front window is damaged and not properly closing and windows are missing the required screens.
58-207 (IV)	2204 S. Euclid Cir. Clearwater, FL 33764	Parking and strong of a gray Ford Mustang on the property with expired FL tag# 174OFE, which expired 08/17.
58-304 (TD)	2204 S. Euclid Cir. Clearwater, FL 33764	Accumulation of materials consisting of disassembled jet-ski/parts, discarded appliances, cardboard boxes, plastic buckets, discarded plastic patio chairs, tarps, and other noxious materials on the property.
138-3703 (ZO)	2204 S. Euclid Cir. Clearwater, FL 33764	Wood fencing is in disrepair, i.e., leaning and missing sections and broken pickets.

ITEM: 12

MATTER: Petitioner's Motion to Initiate Foreclosure
CASE NO: CM18-00070
OWNER: Vassan Properties LLC
NOTICE ADDRESS: Vassan Properties LLC
7406 North Street
Riverview, FL 33578-4429
and
Santiago, Seth
Registered Agent for Vassan Properties LLC
7406 North Street
Riverview, FL 33578-4429
And
Santiago, Seth
MGRM for Vassan Properties LLC
7406 North Street
Riverview, FL 33578-4429
And
Vassanapradit, Garnjana
MGRM for Vassan Properties LLC
7406 North Street
Riverview, FL 33578-4429
And
Vassanapradit, Pornimit A
MGRM for Vassan Properties LLC
7406 North Street
Riverview, FL 33578-4429
VIOLATION ADDRESS: 7361 46th Avenue N.
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
138-151 (ZO)	7361 46 th Avenue N. St. Petersburg, FL 33709	Placing and maintaining tiki hut structure that is connected to utilities and outfitted with coolers, beer taps, televisions, fans, heaters, lighting, a point of sale machine, amplified speakers, and a sink, a lean-to like structure, along with two permanently mounted tarp covered a-frame structures outfitted with lighting, two pop-up style awnings connected to concrete blocks, an outdoor cooking area with a grill and ice machine outfitted with lighting, outdoor seating areas that include a bar with stools and picnic tables, a pod storage container, and a pontoon boat converted into a stage area without the required zoning clearance.
138-179 (ZO)	7361 46 th Avenue N. St. Petersburg, FL 33709	Failure to adhere to conditions set forth in an approved site plan i.e. (1) Placement of structures not as designated/identified on site plan i.e. (a) two tarp covered A-frame structures; (b) two pop-up style awnings; (c) a pontoon boat/stage area; (d) a seating area with fire pit; (e) a pod storage container. (2) Placement of a dumpster not as designated on approved site plan. (3) Placement of signs not as designated on approved site plan. (4) An outdoor food preparation and cooking area not designated on site plan. (5) Outdoor seating and recreation areas not designated on site plan. (6) Parking spaces not as designated on approved site plan.

ITEM: 13

MATTER: Petitioner's Motion to Initiate Foreclosure
CASE NO: CM13-00002
OWNER: Jankowski, Walter
Jankowski, Dorothy
NOTICE ADDRESS: Walter Jankowski and/or Dorothy Jankowski
1012 Laurel Blvd.
Lanoka Harbor, NJ 08734-2721
and
Walter Jankowski and/or Dorothy Jankowski
PO Box 288
Lanoka Harbor, NJ 08734-0288
VIOLATION ADDRESS: 13921 Jamaica Dr.
Seminole, FL 33776

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	13921 Jamaica Dr. Seminole, FL 33776	A shutter on the exterior wall has fallen off. The pool enclosure has ripped/missing screens. The pool contains stagnant (green/black) water.
58-304 (TD)	13921 Jamaica Dr. Seminole, FL 33776	Accumulation of tree debris, bags of lawn clippings among untended growth of vegetative matter i.e.: grass and weeds.

ITEM: 14

MATTER: Respondent's Objection to Affidavit & Non-Compliance
CASE NO: CCM-22-00012
OWNER: Street Dreams Irrevocable Trust
Trueblood, Cheryl TRE
NOTICE ADDRESS: Cheryl Trueblood as Trustee of the
Street Dreams Irrevocable Trust dated April 12,2016
1413 Lynn Ave.
Clearwater, FL 33755
and
Street Dreams Irrevocable Trust
Trueblood, Cheryl TRE
1413 Lynn Ave.
Clearwater, FL 33755-2826
VIOLATION ADDRESS: 1615 Stevenson's Dr.
Clearwater, FL. 33755

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	1615 Stevenson's Dr. Clearwater, FL. 33755	Dwelling has missing and/or boarded windows and openings, front deck with rotting wood, exposed electrical, missing and/or hanging metal soffit material, and windows missing the required screens. Fascia is also covered with green algae.
58-304 (TD)	1615 Stevenson's Dr. Clearwater, FL. 33755	Accumulation of materials consisting of tree debris, metal soffit material, discarded tire, plastic bucket, propane tank, window screen, and other noxious materials on the property.

ITEM: 15

MATTER: Respondent's Request for Extension of Time
CASE NO: CCM-21-00067
OWNER: Ahmad, Nofan A. & Mahmoud, Hana
NOTICE ADDRESS: Ahmad, Nofan A.
Mahmoud, Hana
2325 119th St.
Largo, FL. 33778-1038
VIOLATION ADDRESS: 11890 Ulmerton Rd.
Seminole, FL 33787

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	11890 Ulmerton Rd. Seminole, FL 33787	Structure not maintained in good repair with boarded windows and doors, rotted wood on exterior, soffit in disrepair, and exterior lighting in disrepair. Fencing in disrepair with broken/missing pickets, rotted wood, and leaning and fallen sections. Exterior of premises not kept free of nuisances with diminished pavement, curbs, and markings, discarded fence sections, untended growth of vegetative matter, and trash and debris on the property.

ITEM: 16

MATTER: Respondent's Request for Extension of Time
CASE NO: CCM-22-00026
OWNER: Popp, Joseph A
Popp, Athlea

NOTICE ADDRESS: Bridges, Ruby West Est AFD
C/O Newell, George A
Newell, Katrina L
Newell, George A
Newell, Kendra B, et al
1979 Carolina Ave.
Tarpon Springs, FL 34689-1936
And
Popp, Joseph A
Popp, Athlea
Bridges, Ruby West Est AFD, et al
c/o Newell, George A
1979 Carolina Ave.
Tarpon Springs, FL 34689-1936
And
Bridges, Ruby West Est AFD
Popp, Athlea
c/o Newell, George A
1979 Carolina Ave.
Tarpon Springs, FL 34689-1936
VIOLATION ADDRESS: 1922 Virginia Ave.
Tarpon Springs, FL 34689

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	1922 Virginia Ave. Tarpon Springs, FL 34689	Dwelling in deteriorated condition with exterior surfaces that show rotten wood, bare untreated areas, peeling paint, mold, and/or stained sections. Damaged areas of fascia, soffit, and/or siding. Broken windows and missing window screens.
58-304 (TD)	1922 Virginia Ave. Tarpon Springs, FL 34689	The accumulation of scattered litter and untended growth of vegetative matter i.e., overgrown grass, weeds, and/or plant life.

ITEM: 17

MATTER: Respondent's Request for Extension of Time

CASE NO: CCM-22-00029

OWNER: Bautista, Alfonso

NOTICE ADDRESS: Bautista, Alfonso
1124 Melonwood Ave.
Clearwater, FL 33759-2729

VIOLATION ADDRESS: 6099 137th Ave. N.
Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	6099 137 th Ave. N. Clearwater, FL 33760	Dwelling has bare wood around the exterior door, exterior surfaces with cracked/peeling paint, and stained areas, and windows missing the required screens. Wood deck has rotting wood.
58-270 (IV)	6099 137 th Ave. N. Clearwater, FL 33760	Parking/storing on the property of a white Dodge Ram 1500 with three (3) flat tires and no registration affixed.
58-304 (TD)	6099 137 th Ave. N. Clearwater, FL 33760	Accumulation of materials consisting of a discarded refrigerator, derelict mini-bike, scrap wood, wood fence panel, miscellaneous building materials, and other noxious materials on the property.