

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

**September 12, 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-22-00068
OWNER: Kakusha Properties LLC
NOTICE ADDRESS: Kakusha Properties LLC
491 Riverside Dr.
Tarpon Springs, FL 34689-2565
and
Kappas, Dennis Registered Agent for
Kakusha Properties, LLC
491 Riverside Dr.
Tarpon Springs, FL 34689-2565
and
Kappas, Dennis Manager for
Kakusha Properties, LLC
491 Riverside Dr.
Tarpon Springs, FL 34689-2565
VIOLATION ADDRESS: 205 Dempsey Rd
Palm Harbor, FL 34683

VIOLATION(S):

Code Section	Location	Violation
138-179 (ZO)	205 Dempsey Rd Palm Harbor, FL 34683	Failure to adhere to conditions set forth in the approved site plan 8769W.

ITEM: 02

MATTER: Code Violation(s)
CASE NO: CCM-22-00061
OWNER: Dearborn, Heather M
NOTICE ADDRESS: Dearborn, Heather M
PO Box 40486
St. Petersburg, FL 33743-0486
VIOLATION ADDRESS: 2813 41st Ave. N.
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	2813 41 st Ave. N. St. Petersburg, FL 33714	Dwelling in deteriorated condition with exterior surfaces that show missing siding, bare wood, peeling paint, and/or diminished paint.
58-304 (TD)	2813 41 st Ave. N. St. Petersburg, FL 33714	An accumulation of untended growth of vegetative matter i.e., overgrown grass, weeds, and/or plant life.

ITEM: 03**MATTER:****CASE NO:****OWNER:****NOTICE ADDRESS:**

Code Violation(s)

CCM 22-00063

Segal & Schuh Law Group PL TRE

1416 Michigan Avenue Land Trust

Segal & Schuh Law Group PL TRE

1416 Michigan Avenue Land Trust

18167 US Highway 19 N

Suite 100

Clearwater, FL 33764-6565

And

Lior Segal Registered Agent for

Segal & Schuh Law Group PL TRUSTEE of

1416 Michigan Avenue Land Trust

18167 US Highway 19 N

Suite 100

Clearwater, FL 33764-6565

And

Jill Schuh, MGRM for

Segal & Schuh Law Group PL TRUSTEE of

1416 Michigan Avenue Land Trust

18167 US Highway 19 N

Suite 100

Clearwater, FL 33764-6565

And

Lior Segal, MGRM for

Segal & Schuh Law Group PL TRUSTEE of

1416 Michigan Avenue Land Trust

18167 US Highway 19 N

Suite 100

Clearwater, FL 33764-6565

VIOLATION ADDRESS:

1416 Michigan Ave

Palm Harbor, FL 34683

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	1416 Michigan Ave Palm Harbor, FL 34683	Exterior walls and front door of the dwelling are covered with dirt and/or rust. Dwelling is also missing screens on windows that open to the outside.
58-304 (TD)	1416 Michigan Ave Palm Harbor, FL 34683	Accumulation of discarded buckets, oil containers, tires, pieces of wood, scrap metal, cleaning containers, storage bins, cardboard boxes, broken glass, paint cans, and other similar noxious materials throughout the property, among untended growth of vegetative matter i.e., grass and weeds.
138-3702/3703 (ZO)	1416 Michigan Ave Palm Harbor, FL 34683	Placement of a non-decorative fence that exceeds the maximum allowable 36 inches in height within the front setbacks of this residentially zoned property. Placing and maintaining a wood fence in disrepair with pickets that are broken and/or leaning.

ITEM: 04

MATTER: Code Violation(s)
CASE NO: CCM-22-00066
OWNER: Fernandez, Brian
NOTICE ADDRESS: Fernandez, Brian
10468 108th St.
Largo, FL 33778-4029
and
Fernandez, Brian
6102 S. Twin Lakes Rd.
Keystone Heights, FL 32656
VIOLATION ADDRESS: 10468 108th St.
Largo, FL 33778-4029

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	10468 108 th St. Largo, FL 33778	The accumulation of discarded pavers, concrete rubble, and the untended growth of vegetative matter i.e., overgrown grass and weeds.

ITEM: 05**MATTER:****CASE NO:****OWNER:****NOTICE ADDRESS:**

Code Violation(s)

CCM-22-00064

M & TB Investment Properties Limited LLC

M & TB Investment Properties Limited LLC

111 N Orange Ave.

Ste 800

Orlando, FL 32801-2381

And

M & TB Investment Properties Limited Liability Company

111 N Orange Ave.

Ste 800

Orlando, FL 32801-2381

And

Boullosa, Manuel Registered Agent for

M & TB Investment Properties Limited Liability Company

85311 Viva Via Dr.

Hudson, FL 34667

And

Boullosa, Manuel Registered Manager for

M & TB Investment Properties Limited Liability Company

111 N Orange Ave.

Ste 800

Orlando, FL 32801-2381

VIOLATION ADDRESS:

1774 Pineland Dr.

Clearwater, FL 33755

VIOLATION(S):

Code Section	Location	Violation
22-299(MH)	1774 Pineland Dr. Clearwater, FL 33755	Exterior wall surfaces of the dwelling have exposed wrap and/or missing exterior covering/protective treatment. Window opening is boarded up and there is missing and/or rotting fascia and soffit material. There is also an uncovered opening/window on an exterior wall.

ITEM: 06

MATTER: Code Violation(s)
CASE NO: CCM-22-00067
OWNER: Tampa Signature Properties LLC
NOTICE ADDRESS: Tampa Signature Properties LLC
5214 N Nebraska Ave
Tampa, FL 33603
And
Waez, Hassan Registered Agent for
Tampa Signature Properties LLC
5214 N Nebraska Ave
Tampa, FL 33603
And
Waez, Hassan AMBR for
Tampa Signature Properties LLC
PO Box 76042
Tampa, FL 33675
VIOLATION ADDRESS: 6265 31st St. N.
St. Petersburg, FL 33702

VIOLATION(S):

Code Section	Location	Violation
22-299(MH)	6265 31 st St. N. St. Petersburg, FL 33702	Dwelling in deteriorated condition with exterior surfaces that show bare wood, rotten wood, peeling paint, and/or diminished paint. Damaged areas of roofing, soffit, and fascia. Windows with broken and/or missing panes of glass. Wood boarded windows and damaged doors. Exposed electrical wires.
58-304 (TD)	6265 31 st St. N. St. Petersburg, FL 33702	An accumulation of discarded tree debris, a plastic container with stagnant water, and the overgrowth of vegetative matter i.e., overgrown grass and weeds.

ITEM: 07**MATTER:****CASE NO:****OWNER:****NOTICE ADDRESS:**

Code Violation(s)

CCM-22-00065

Velocity Acquisitions LLC

Velocity Acquisitions LLC

2000 Taylor St., Unit 1A

Hollywood, FL 33020-4555

And

Velocity Acquisitions LLC

1800 N. Bayshore Dr.

Apt. 3609

Miami, FL 33132

And

Spiegel & Utrera, P.A. Registered Agent for

Velocity Acquisitions LLC

1840 SW 22nd St., 4th FLR.

Miami, FL 33145

And

Spiegel, Lawrence JPTD Registered Agent for

Spiegel & Utrera, P.A. Registered Agent for

Velocity Acquisitions LLC

1840 SW 22nd Street4th Floor

Miami, FL 33145

And

Harris, Compton D. III Manager for

Velocity Acquisitions LLC

1800 N. Bayshore Dr.

Apt. 3609

Miami, FL 33132

VIOLATION ADDRESS: 1844 Pineland Dr.

Clearwater, FL 33755

VIOLATION(S):

Code Section	Location	Violation
22-298/299(MH)	1844 Pineland Dr. Clearwater, FL 33755	22-298 Dwelling has exterior exposed electrical and receptacles missing covers. 22-299 Dwelling is in deteriorated state, i.e., blue tarp covers the entire roof, indicative of a defective roof, exterior surfaces with rotting wood and/or peeling paint or bare wood. Window is boarded up and other windows with missing jalousie glass. Wooden utility shed structure is also in deteriorated state, i.e., rotting soffit and fascia, collapsed wooden floor and areas of diminished paint.
58-304 (TD)	1844 Pineland Dr. Clearwater, FL 33755	Accumulation of materials consisting of tires, shopping cart, two (2) discarded plastic truck liners, desk chair, cardboard boxes of unknown content, and other noxious materials on the property among the untended overgrowth of vegetative matter, i.e., grass and weeds.
138-3703 (ZO)	1844 Pineland Dr. Clearwater, FL 33755	Failure to properly maintain wood fence, i.e., rotting and/or broken pickets.

ITEM: 08**MATTER:****CASE NO:****OWNER:****NOTICE ADDRESS:**

Code Violation(s)

CCM-22-00062

Bank of America

Attn Corp Real Estate Assessments

Bank of America

Attn Corp Real Estate Assessments

NC1-001-03-81

101 N Tryon St.

Charlotte, NC 28246-0100

And

Home Federal Savings and Loan Association of

St. Petersburg

PO Box 12288

St. Petersburg, FL 33733

VIOLATION ADDRESS: 10900 Seminole Blvd.

Largo, FL 33778

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	10900 Seminole Blvd. Largo, FL 33778	Failure to maintain the exterior of the premises and/or structures: Accumulation of garbage, trash, debris and/or other noxious items. Overgrowth of vegetative matter i.e., grass, weeds, plant life and/or trees. Damaged fencing.

ITEM: 09

MATTER: Code Violation(s)
CASE NO: CCM-22-00069
OWNER: Brooks, Carl D
NOTICE ADDRESS: Carl D. Brooks & Janice B. Brooks
4858 Blue Jay Cir
Palm Harbor, FL 34683-1101
VIOLATION ADDRESS: 4858 Blue Jay Cir
Palm Harbor, FL 34683

VIOLATION(S):

Code Section	Location	Violation
22-299(MH)	4858 Blue Jay Cir Palm Harbor, FL 34683	Failure to properly maintain dwelling, i.e., exterior surfaces covered with dirt, rust and/or algae. There are also areas of cracked/peeling paint and an area of missing metal fascia material. Wooden deck is also in a state of deterioration.
58-304 (TD)	4858 Blue Jay Cir Palm Harbor, FL 34683	Accumulation of materials consisting of tires, pvc, discarded plant containers, scrap wood, palm fronds, and other noxious materials on the property among the untended overgrowth of vegetative matter, i.e., grass and woods.

ITEM: 10

Respondent's Motion for Zoom Appearance Granted

MATTER:

Sentencing

CASE NO:

EM-22-001

OWNER:

Shaw Assets, LLC

NOTICE ADDRESS:

Vasilios Lefkaditis

Sole Authorized Member for Shaw Assets, LLC

P.O. Box 557

Altamont, NY 12009

And

Shaw Assets, LLC

7842 Land O' Lakes Blvd

Land O' Lakes, FL 34638

And

Bornstein, Kristen L

Registered Agent for Shaw Assets LLC

800 49th St. N.

St. Petersburg, FL 33710

And

Gega, Joseph

AMBR for Shaw Assets LLC

800 49th St. N.

St. Petersburg, FL 33710

VIOLATION ADDRESS:

800 49th St. N.

St. Petersburg, FL 33710