

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

October 10, 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: Motion to Initiate Foreclosure
CASE NO: CM12-00121
OWNER: Wutrich, Lawrence G EST
NOTICE ADDRESS: Lawrence G. Wuthrich
520 Fernshire Dr.
Palm Harbor, FL 34683-6021
and
Lawrence G. Wuthrich
665 Indiana Springs Rd.
Georgetown, TX 78633
and
Lawrence G. Wuthrich
1301 S. Arlington Ridge Rd.
Apt. 305
Arlington, VA 23452
And
Lawrence G. Wuthrich
908 Welch Cir.
Virginia Beach, VA 23452
And
Bettie Karen Wuthrich a/k/a Bettie Karen Garza
520 Fernshire Dr.
Palm Harbor, FL 34683-6021
And
Bettie Karen Wuthrich a/k/a Bettie Karen Garza
908 Welch Cir.
Virginia Beach, VA 23452
And
Bettie Karen Wuthrich a/k/a Bettie Karen Garza
665 Indiana Springs Rd
Georgetown, TX 78633
VIOLATION ADDRESS: 520 Fernshire Dr.
Palm Harbor, FL 34683-6021

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	520 Fernshire Dr. Palm Harbor, FL 34683-6021	The exterior walls, trim and support beams have rotted wood and deteriorated paint. The concrete decorative wall on the West side has mold.

ITEM: 02

MATTER: Code Violation(s)
CASE NO: CCM-22-00070
OWNER: Charter Equities Inc.
NOTICE ADDRESS: Charter Equities Inc.
516 Belle Point Dr.
St. Pete Beach, FL 33706-2621
And
Rappelt, Mary Jean, Registered Agent for
Charter Equities Inc.
516 Belle Point Dr.
St. Pete Beach, FL 33706
And
Rappelt, Mary Jean, D P for
Charter Equities Inc.
516 Belle Point Dr.
St. Pete Beach, FL 33706
And
Ashley, James W, D VP for
Charter Equities Inc.
516 Belle Point Dr.
St. Pete Beach, FL 33706
VIOLATION ADDRESS: 3800 41st Ave. N.
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	3800 41 st Ave. N. St. Petersburg, FL 33714	Dwelling in deteriorated condition with exterior surfaces that show rotten wood, peeling paint, mold, and/or stained sections. Damaged areas of fascia, soffit, and roofing. Wood boarded windows and doors.
58-304 (TD)	3800 41 st Ave. N. St. Petersburg, FL 33714	An accumulation of discarded tree debris and overgrown vegetative matter i.e., overgrown grass, weeds, and/or plant life.

ITEM: 03

MATTER: Code Violation(s)
CASE NO: CCM 22-00078
OWNER: Haggerty, Betty
NOTICE ADDRESS: Haggerty, Betty
5340 W. Pine St. N.
St. Petersburg, FL 33709-2337
And
Haggerty, Allen
5340 W Pine St. N.
St. Petersburg, FL 33709
And
Haggerty, Justin
5331 80th St. N.
St. Petersburg, FL 33709
And
Haggerty, Sandra Est. et al.
5331 80th St. N.
St. Petersburg, FL 33709-2237
VIOLATION ADDRESS: 5340 W. Pine St. N.
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	5340 W. Pine St. N. St. Petersburg, FL 33709	Dwelling in deteriorated condition with areas of green staining on the exterior walls, a broken window, missing window and door screens.
58-304 (TD)	5340 W. Pine St. N. St. Petersburg, FL 33709	An accumulation of discarded tree debris, bagged trash, household goods, scrap wood, scrap metal, furniture, and other noxious items scattered throughout the untended overgrowth of grass and weeds.
122/37 (PV)	5340 W. Pine St. N. St. Petersburg, FL 33709	Parking/storing of a prohibited vehicle on a residential property i.e. yellow and black backhoe model #416B.

ITEM: 04

MATTER: Code Violation(s)
CASE NO: CCM-22-00071
OWNER: Holbrook, James R.
Ginan, Carolyn C.
NOTICE ADDRESS: Holbrook, James R.
Ginan, Carolyn C.
3756 14th Ave. SE
Largo, FL 33771-3446
VIOLATION ADDRESS: 3756 14th Ave. SE
Largo, FL 33771

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	3756 14 th Ave. SE Largo, FL 33771-3446	Dwelling in deteriorated condition with exterior surfaces that show bare wood, peeling paint, and/or diminished paint. Air conditioning unit's exterior ductwork which is covered in a tarp like material creating visual blight and/or indicating improper installation/defect.

ITEM: 05

MATTER: Code Violation(s)
CASE NO: CCM-22-00072
OWNER: Burrell, Jeremy
NOTICE ADDRESS: Burrell, Jeremy
3844 Berkshire Ct.
Palm Harbor, FL 34684-4101
VIOLATION ADDRESS: 3844 Berkshire Ct.
Palm Harbor, FL 34684

VIOLATION(S):

Code Section	Location	Violation
138-90(ZO)	3844 Berkshire Ct. Palm Harbor, FL 34684	The placement and maintaining of an addition to the dwelling and other structures on the property without first obtaining a zoning clearance.

ITEM: 06

MATTER: Code Violation(s)
CASE NO: CCM-22-00073
OWNER: Parker, Timothy Scott
 Guarino, Jodi L
 Parker, Peggy P
NOTICE ADDRESS: Parker, Timothy Scott
 Guarino, Jodi L
 Parker, Peggy P
 8649 Quail Rd
 Largo, FL 33777-3435
VIOLATION ADDRESS: 8649 Quail Rd
 Largo, FL 33777

VIOLATION(S):

Code Section	Location	Violation
22-299(MH)	8649 Quail Rd Largo, FL 33777-3435	Dwelling in deteriorated condition with areas of damaged/missing soffit, a broken window, and missing window screens.
58-270 (IV)	8649 Quail Rd Largo, FL 33777-3435	Parking/storing of inoperable vehicles on a residential property i.e., Black GMC Sierra without a current registration tag affixed, Utility trailer with expired registration tag 68AJCZ (06/22), Suzuki Motorcycle without a current registration tag affixed, White boat with registration FL3037MD that is in inoperative condition and does not have a decal affixed, White boat with expired registration FL1759KF affixed (06/17), Boat trailer with flat tires and expired registration tag 69AJCZ affixed (06/22), and a Silver Infiniti FX35 that is in inoperative condition.
58-304 (TD)	8649 Quail Rd Largo, FL 33777-3435	An accumulation of discarded tree debris, bagged trash, household goods, scrap wood, scrap metal, automotive parts, bike parts, furniture, cement blocks, derelict lawn equipment and other noxious items.

ITEM: 07

MATTER: Code Violation(s)
CASE NO: CCM-22-00077
OWNER: Galarza, Luis S. Espinoza
NOTICE ADDRESS: Galarza, Luis S. Espinoza
6615 Sheldon Rd Ste B
Tampa, FL 33615-3123
VIOLATION ADDRESS: 1723 Tioga Ave
Clearwater, FL 33756

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	1723 Tioga Ave Clearwater, FL 33756	Dwelling in a deteriorated condition which has sustained fire damage that has rendered extensive damage to the interior and exterior walls, roof, fascia, soffit, exterior doors, windows, and flooring.
58-304 (TD)	1723 Tioga Ave Clearwater, FL 33756	Accumulation of materials consisting of a discarded interior rug, white wiring, broken glass, broken up bricks, and other noxious materials on the property.
138-3703 (ZO)	1723 Tioga Ave Clearwater, FL 33756	Failure to properly maintain fencing on the property, i.e., chain link fencing missing sections, and/or rails, and wood fencing with loose pickets.

1:00 P.M.

ITEM: 08

MATTER: Code Violation(s)
CASE NO: CCM-22-00079
OWNER: Quarles, Emma J
NOTICE ADDRESS: Quarles, Emma Jean & Earl, et al
1416 Nursery Rd
Clearwater, FL 33756-2317
and
Quarles, Emma J
1416 Nursery Rd
Clearwater, FL 33756-2317
VIOLATION ADDRESS: 1416 Nursery Rd
Clearwater, FL 33756

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	1416 Nursery Rd Clearwater, FL 33756	Exterior surfaces of the dwelling have areas of rotten wood, peeling paint, mold and /or stained areas, missing window screens and damaged soffit and fascia sections. Metal utility shed also has areas of rust.
58-304 (TD)	1416 Nursery Rd Clearwater, FL 33756	Accumulation of materials consisting of discarded box springs, plastic containers, tree debris, numerous empty plant containers, newspapers, derelict plastic patio chair, and other noxious materials on the property among the untended overgrowth of vegetative matter, i.e., grass and weeds.
138-90 (ZO)	1416 Nursery Rd Clearwater, FL 33756	The placement and maintaining of an attached carport structure on the property without first obtaining a zoning clearance.

ITEM: 09

MATTER: Code Violation(s)
CASE NO: CCM-22-00074
OWNER: Kiczula, Arleen
C/O Kiczula, John POA
NOTICE ADDRESS: Kiczula, Arleen
C/O Kiczula, John POA
968 Ponderosa Pine Ct.
Orlando, FL 32825-3283
VIOLATION ADDRESS: 11248 120th Terrace
Seminole, FL 33778

VIOLATION(S):

Code Section	Location	Violation
22-299(MH)	11248 120 th Terrace Seminole, FL 33778	Dwelling and/or accessory structure in deteriorated condition with exterior surfaces that show bare untreated areas, peeling paint, mold, and/or stained sections. Damaged pillar in the front of the dwelling.
138-90 (ZO)	11248 120 th Terrace Seminole, FL 33778	Construction of an overhang structure on the rear of the dwelling without first obtaining a zoning clearance.

ITEM: 10

MATTER: Code Violation(s)
CASE NO: CCM-22-00080
OWNER: O'Hanrahan, Loretta A.
NOTICE ADDRESS: Loretta A. O'Hanrahan and
Edward J.A. H'Hanrahan, et al
3558 Rolando Dr.
Palm Harbor, FL 34683-6725
And
Loretta A. O'Hanrahan
3558 Rolando Dr.
Palm Harbor, FL 34683-6725
VIOLATION ADDRESS: 3558 Rolando Dr.
Palm Harbor, FL 34683

VIOLATION(S):

Code Section	Location	Violation
22-299(MH)	3558 Rolando Dr. Palm Harbor, FL 34683	Exterior wall surfaces of the dwelling with diminished/peeling paint, and areas of wood rot. Metal soffit material missing leaving exposed rafters and area of wood siding cut open leaving exposed plumbing. Front storm door is missing handle and latch. There are also missing window screens.
58-304 (TD)	3558 Rolando Dr. Palm Harbor, FL 34683	Accumulation of materials consisting of large plastic bucket, discarded tree debris and other noxious material on the property.

ITEM: 11

MATTER: Code Violation(s)
CASE NO: CCM-22-00076
OWNER: John Goddard & Associates, Inc.
NOTICE ADDRESS: John Goddard & Associates, Inc.
PO Box 49142
St. Petersburg, FL 33743-9142
and
Shah, Sudhir K., Registered Agent for
John Goddard & Associates, Inc.
17947 Cachet Isle Drive
Tampa, FL 33647
and
Shah, Sudhir K., PST for
John Goddard & Associates, Inc.
PO Box 49142
St. Petersburg, FL 33743-9142
VIOLATION ADDRESS: 3503 58th Ave. N.
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
138-90 (ZO)	3503 58 th Ave. N. St. Petersburg, FL 33714	The expansion and/or modification of the use of an RMH (Residential Home) zoned property without first obtaining a zoning clearance i.e., the utilization of recreational vehicles/travel trailers as residential dwelling units where only mobile/manufactured homes are approved.

ITEM: 12

MATTER: Respondents Request for Extension of Time
CASE NO: CCM-22-00027
OWNER: SEJE Inc.
NOTICE ADDRESS: SEJE Inc.
Sean Cordner-James/Reg Agent
1955 Carroll St.
Clearwater, FL 33765
and
SEJE Inc.
1955 Carroll St.
Clearwater, FL 33765
and
Cordner-James, Sean
President of SEJE Inc.
1955 Carroll St.
Clearwater, FL 33765
and
Gray, Jessie
Treasurer of SEJE Inc
1955 Carroll St.
Clearwater, FL 33765
and
Cordner-James, Christina
Vice-President of SEJE Inc
1955 Carroll St.
Clearwater, FL 33765
VIOLATION ADDRESS: 1926 Carroll St. a/k/a vacant lot directly south of 1943 Sherwood St.
Clearwater, FL 33765

VIOLATION(S):

Code Section	Location	Violation
138-90 (ZO)	1926 Carroll St. a/k/a vacant lot directly south of 1943 Sherwood St. Clearwater, FL 33765	Operation of a vehicle storage yard, and the placement/maintaining of a large metal awning structure of approximately thirty (30) by thirty-five (35) feet in size without first obtaining a zoning clearance.

ITEM: 13

MATTER: Respondents Request for Extension of Time
CASE NO: CCM-22-00021
OWNER: Schiller Investments
 C/O Office
NOTICE ADDRESS: 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: 14

MATTER: Respondents Request for Extension of Time
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.