

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

**February 13, 2023
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:
CASE NO:
OFFICER:
OWNER:
NOTICE ADDRESS:

**Respondent's Motion for Continuance Granted on
February 9, 2023. Hearing Continued to April 10, 2023.**

Code Violation(s)
CCM-22-00100
F. Piland
Ray, Kenneth J
Ray, Kenneth J
1750 E Fairview Loop
Wasilla, AK, 99654-0329
and
Ray, Kim C
1265 S. Oat St.
Wasilla, AK 99654
and
Ray, Loretta J
10907 91st Ter.
Seminole, FL 33772
and
Ray, Jasmine C
6624 Meadow Ridge Ln
Lake Charles, LA 70605
and
Ray, Melvin B
5421 S Santa Claus Ave.
Sierra Vista, AZ 85650
And
Law Offices of David Baranow
Attn: David Baranow Esq.
2020 Abbott Rd. #4
Anchorage, AK 99507
And
The unknown spouse, heirs, devisees, and/or assignees for
the Estate of Ray, Kenneth J (deceased), et al.
12156 81st Ave.
Seminole, FL 33772
VIOLATION ADDRESS: 12156 81st Ave.
Seminole, FL 33772

VIOLATION(S) for CCM-22-00100:

| Code Section | Location | Violation |
|---------------|---|---|
| 22-299(MH) | 12156 81 st Ave. Seminole, FL 33772 | Dwelling in deteriorated condition with exterior surfaces that show bare wood, rotten wood, and peeling paint. Damaged areas of fascia and soffit. Roof in disrepair with missing and damaged tiles and exposed roofing boards. |
| 58-304(TD) | 12156 81 st Ave. Seminole, FL 33772 | The accumulation of untended growth of vegetative matter, i.e., overgrown grass and weeds. As well as an accumulation of discarded tree debris and scattered litter on the property. |
| 138-3703 (ZO) | 12156 81 st Ave. Seminole, FL 33772 | Failure to maintain fencing in a state of good repair i.e., wooden fencing has missing and deteriorated pickets, posts, and/or sections. |

ITEM: 02

MATTER: Code Violation(s)
CASE NO: CCM-23-00001
OFFICER: D. Devol
OWNER: KOPI Real Estate 1718 LLC
NOTICE ADDRESS: KOPI Real Estate 1718 LLC
28044 Marguerite Pkwy
Mission Viejo, CA 92692-3619
And
KOPI Real Estate 1718 LLC
7901 4th St. N.
Ste. 4000
St. Petersburg, FL 33702
And
Registered Agents Inc, Registered Agent for
KOPI Real Estate 1718 LLC
7901 4th St. N.
Ste. 4000
St. Petersburg, FL 33702
And
Kopilevsky, Assaf, AMBR and Manager
KOPI Real Estate 1718 LLC
7901 4th St. N.
Ste. 4000
St. Petersburg, FL 33702
VIOLATION ADDRESS: 1718 S. Washington Ave.
Clearwater, FL 33756

VIOLATION(S):

| Code Section | Location | Violation |
|--------------|---|--|
| 22-299 (MH) | 1718 S. Washington Ave. Clearwater, FL 33756 | Dwelling in deteriorated condition with exterior surfaces that show, diminished paint, mold, and/or stained sections. Rotted areas of fascia and soffit. Boarded and broken windows. |
| 58-304 (TD) | 1718 S. Washington Ave. Clearwater, FL 33756 | The accumulation of discarded items, i.e., Furniture chest, wooden fence panel, derelict riding lawn mower with flat tires, buckets/bowls and other similar noxious items scattered around the property. |

ITEM: 03**Hearing Continued from October 12, 2022.**

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: 04

MATTER: Code Violation(s)
CASE NO: CCM-23-00003
OFFICER: F. Piland
OWNER: McKown, Kenny
NOTICE ADDRESS: McKown, Kenny
8710 Rose way
Seminole, FL 33772-3623
VIOLATION ADDRESS: 8710 Rose Way
Seminole, FL 33772

VIOLATION(S):

| Code Section | Location | Violation |
|---------------|-------------------------------------|---|
| 22-299 (MH) | 8710 Rose Way Seminole, FL 33772 | Dwelling in deteriorated condition with exterior surfaces that show damaged fascia, peeling paint, mold, and/or diminished paint. |
| 58-270 (IV) | 8710 Rose Way Seminole, FL 33772 | Parking/storing of inoperable vehicles on the property i.e., Silver Saturn Vue with expired FL registration tag 51EMV affixed (09/21) and an unknown van which is in a state of disrepair and does not have a current registration tag affixed. |
| 58-304 (TD) | 8710 Rose Way Seminole, FL 33772 | Accumulation of discarded fencing, derelict lawn furniture, plastic containers, automotive parts, and other noxious items. As well as the untended growth of vegetative matter, i.e., overgrown grass, weeds, and/or plant life. |
| 138-3703 (ZO) | 8710 Rose Way Seminole, FL 33772 | Failure to maintain fencing in a state of good repair i.e., wooden fencing has missing and deteriorated pickets, posts, and/or sections. |

1:00 P.M.

ITEM: 05

MATTER: Code Violation(s)
CASE NO: CCM-23-00002
OFFICER: D. Devol
OWNER: QTHomes LLC
NOTICE ADDRESS: QTHomes LLC
5736 102nd Ave. N.
Pinellas Park, FL 33782
and
Nguyen, Quyen T, Registered Agent for
QTHomes LLC
5736 102nd Ave. N.
Pinellas Park, FL 33782
and
Nguyen, Quyen T, Owner of
QTHomes LLC
5736 102nd Ave. N.
Pinellas Park, FL 33782
VIOLATION ADDRESS: 725 Seneca St.
Clearwater, FL 33756

VIOLATION(S):

| Code Section | Location | Violation |
|---------------|--|--|
| 22-299 (MH) | 725 Seneca St. Clearwater, FL 33756 | Dwelling in deteriorated condition with exterior surfaces that show, rotten wood, bare untreated wood, peeling paint, hole in exterior wall. Broken windows and doors that have been boarded with wood. Tarp(s) covering the roof indication the roof is not watertight. |
| 58-304 (TD) | 725 Seneca St. Clearwater, FL 33756 | The accumulation of discarded wood fence sections, pieces of wood, glass containers, bicycle frame, bags of trash, debris pile, and other noxious items scattered throughout the untended vegetative overgrowth of grass and weeds. |
| 138-3703 (ZO) | 725 Seneca St. Clearwater, FL 33756 | Failure to maintain wood and chain link fences in a state of good repair. Fences are leaning, have missing and/or broken pickets, sections, and stringers. |

ITEM: 06

MATTER: Code Violation(s)
CASE NO: CCM-23-00005
OFFICER: F. Piland
OWNER: Kologiski, Christopher Scott
NOTICE ADDRESS: Kologiski, Christopher Scott
4925 44th Ave. N.
St. Petersburg, FL 33709-5515
VIOLATION ADDRESS: 4925 44th Ave. N.
St. Petersburg, FL 33709-5515

VIOLATION(S):

| Code Section | Location | Violation |
|--------------|---|---|
| 22-299 (MH) | 4925 44 th Ave. N. St. Petersburg, FL 33709 | Dwelling and/or accessory structure in deteriorated condition with areas of the dwelling that show fire damage to the exterior walls, roof, fascia, soffit, doors, and/or windows. As well as areas of rotten wood on the front porch deck. |
| 58-304 (TD) | 4925 44 th Ave. N. St. Petersburg, FL 33709 | Accumulation of discarded tree debris, mattresses, building materials, garbage, and other noxious items. As well as the untended growth of vegetative matter, i.e., overgrown grass, weeds, and/or plant life. |

ITEM: 07

MATTER: Code Violation(s)
CASE NO: CCM-23-00004
OFFICER: D. Devol
OWNER: G L 700 LLC
NOTICE ADDRESS: G L 700 LLC
4804 Portrait Ln
Plano, TX 75024-3803
And
G L 700 LLC
13460 121st St.
Largo, FL. 33778
And
Liu Anli
4804 Portrait Ln
Plano, TX 75024-3803
VIOLATION ADDRESS: 13460 121st St.
Largo, FL. 33778

VIOLATION(S):

| Code Section | Location | Violation |
|---------------|---|---|
| 58-270 (IV) | 13460 121 st St. Largo, FL. 33778 | Parking/storing of an inoperable vehicle on the property, i.e., Blue Chrysler PT Cruiser with no current registration tag affixed. |
| 138-3220 (ZO) | 13460 121 st St. Largo, FL. 33778 | The outdoor storage of plastic containers/bins, tools, vacuum, scrap wood, gas cans, plastic and metal shelving along with trash and debris scattered throughout the front of the property. |

ITEM: 08

MATTER: Code Violation(s)
CASE NO: CCM 23-00006
OFFICER: F. Piland
OWNER: Sixberry, Debra A
NOTICE ADDRESS: Sixberry, Debra A
1305 Gloria Ln
Boulder City, NV 89005-2215
VIOLATION ADDRESS: 9198 82nd Way
Seminole, FL 33777

VIOLATION(S):

| Code Section | Location | Violation |
|--------------|---|--|
| 58-270 (IV) | 9198 82 nd Way Seminole, FL 33777 | Parking/storing of multiple inoperable vehicles on the property i.e., Ford F-250 without a current registration tag affixed, Chevrolet truck without a current registration tag affixed. |
| 58-304 (TD) | 9198 82 nd Way Seminole, FL 33777 | An accumulation of discarded household goods, scrap metal, electronics, tires, tarps, furniture, scrap wood, plastic containers, and other noxious items on the property. |

ITEM: 09

MATTER: Code Violation(s)
CASE NO: CCM-23-00007
OFFICER: D. Devol
OWNER: 751 Auto Mall LLC
NOTICE ADDRESS: 751 Auto Mall LLC
3601 ALT 19
Ste. A
Palm Harbor, FL 34683-1479
and
Chrysakis, Phil, Registered Agent for
751 Auto Mall LLC
3601 ALT 19
Ste. A
Palm Harbor, FL 34683-1479
and
Chrysakis, Phil, Manager for
751 Auto Mall LLC
3601 ALT 19
Ste. A
Palm Harbor, FL 34683
and
Chrysakis, Emmanuel, Manager for
751 Auto Mall LLC
3601 ALT 19
Ste. A
Palm Harbor, FL 34683
VIOLATION ADDRESS: 751 US 19A
Palm Harbor, FL 34683

VIOLATION(S):

| Code Section | Location | Violation |
|------------------|------------------------------------|--|
| 138-179 (Zoning) | 751 US 19 Palm Harbor, FL 34683 | Failure to adhere to approved site plan 3565.1, By not completing modifications such as: Curbing and fencing was not removed, PVC fencing not installed, incorrect amount of marked/designated Handicap parking spots, missing stop bar, stop sign and double yellow lines in parking lot and other defined changes too numerous to mention. |