

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

**March 13, 2023**

**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**

**Continued from January 9, 2023 Hearing**

MATTER: Code Violation(s)  
CASE NO: CCM-22-00095  
OFFICER: D. Thompson  
OWNER: Furman, Francis H III  
Furman, Maryann M  
NOTICE ADDRESS: Furman, Francis H III  
Furman, Maryann M  
116 Homeport Dr.  
Palm Harbor, FL 34683-5409  
VIOLATION ADDRESS: 275 Omaha St.  
Palm Harbor, FL 34683

**VIOLATION(S):**

Code Section	Location	Violation
122-37 (PV)	275 Omaha St. Palm Harbor, FL 34683	Parking/storing of three prohibitive vehicles in a residential zoning district. Vehicles are described as: a yellow/black CAT excavator, and a white enclosed trailer in excess of the allowable size of twenty-one (21) feet long x eight (8) feet wide x eight (8) feet high, "Forman Construction & Development Inc".

**ITEM: 02**

MATTER: Code Violation(s)  
CASE NO: CCM-23-00009  
OFFICER: F. Piland  
OWNER: LA 360 Investment LLC  
NOTICE ADDRESS: LA 360 Investment LLC  
18718 Noble Caspian Dr.  
Lutz, FL 33558-2731  
and  
LA 360 Investment LLC  
13352 Canopy Grove Dr.  
Apt. 106  
Tampa, FL 33625  
and  
Mario Ladino, Registered Agent for  
LA 360 Investment LLC  
13352 Canopy Grove Dr.  
Apt. 106  
Tampa, FL 33625  
and  
Mario Ladino, Manager for  
LA 360 Investment LLC  
13352 Canopy Grove Dr.  
Apt. 106  
Tampa, FL 33625  
VIOLATION ADDRESS: 5422 29<sup>th</sup> St. N.  
St. Petersburg, FL 33709

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	5422 29 <sup>th</sup> St. N. St. Petersburg, FL 33709	Dwelling in deteriorated condition with exterior surfaces that show, rotten wood, diminished paint, mold, and/or stained sections. Window which has broken panes of glass.

**ITEM: 03**

MATTER: Code Violation(s)  
CASE NO: CCM-23-00010  
OFFICER: D. Devol  
OWNER: Community Service Foundation Inc.  
NOTICE ADDRESS: Community Service Foundation Inc.  
925 Lakeview Rd.  
Clearwater, FL 33756  
and  
Vallone, Lynn, Registered Agent for Community Service  
Foundation, Inc.  
925 Lakeview Rd.  
Clearwater, FL 33756  
and  
Thiebe, Edward A, Executive Director for Community  
Service Foundation, Inc.  
2922 Hampton Place Court  
Plant City, FL 33566  
And  
Mantooth, William R  
2519 N McMullen Booth Rd. 510  
Clearwater, FL 33761  
And  
Langan, Lisa E, Board Vice President  
2571 Countryside Blvd.  
Clearwater, FL 33756  
And  
Jamieson, Harry, Board Treasurer  
301 Jasmine Way  
Clearwater, FL 33756  
And  
Vallone, Lynn, Asset Manager  
1962 58<sup>th</sup> Street  
Clearwater, FL 33760  
VIOLATION ADDRESS: 825 Hall St.  
Clearwater, FL 33756

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	825 Hall St. Clearwater, FL 33756	Dwelling in deteriorated condition with exterior surfaces that show green staining/algae, areas of soffit and fascia have bare wood and needs a protective coating, i.e. paint, Broken window and windows missing window screens. The accessory structure has deteriorated exterior walls that have missing sections of siding/shingles and lacks a protective coating, i.e. paint.
58-304 (TD)	825 Hall St. Clearwater, FL 33756	An accumulation of discarded pieces of PVC piping, pieces of concrete, sections of lattice, rusted piece of metal siding and other similar items scattered around the property. There is also overgrowth of vegetative matter, i.e. grass and weeds.

**ITEM: 04**

MATTER: Code Violation(s)  
CASE NO: CCM-23-00008  
OFFICER: F. Piland  
OWNER: Bui, Sang T and Nguyen, Xuanhong T  
NOTICE ADDRESS: Bui, Sang T and Nguyen, Xuanhong T  
6979 Richardson Rd.  
Sarasota, FL 34240-9451  
VIOLATION ADDRESS: 6660 46<sup>th</sup> Ave.  
St. Petersburg, FL 33709

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (MH)	6660 46 <sup>th</sup> Ave. St. Petersburg, FL 33709	Failure to maintain the premises and/or structures i.e., An accumulation of garbage, trash, debris and/or other similar items. Building in deteriorated condition with damaged roofing, damaged walls, diminished paint, bare concrete, bare wood, and missing doors/windows.

**ITEM: 05**

MATTER: Code Violation(s)  
CASE NO: CCM-23-00012  
OFFICER: D. Devol  
OWNER: Pham, John G  
NOTICE ADDRESS: Pham, John G  
420 Crystal Beach Ave  
Ste. 867  
Crystal Beach, FL 34681-9803  
VIOLATION ADDRESS: 380 Crystal Beach Ave  
Crystal Beach, FL 34681

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	380 Crystal Beach Ave Crystal Beach, FL 34681	The dwelling has a tarp covering the majority of the roof, indicates the roof is in disrepair and/or not watertight.
138-3220 (ZO)	380 Crystal Beach Ave Crystal Beach, FL 34681	Outdoor storage of items that are not screened from public view, such as: building materials, metal framing/shelving, wood pallets, and other miscellaneous items on the front of the property.

**1:00 P.M.**

**ITEM: 06**

MATTER: Code Violation(s)  
CASE NO: CCM-23-00011  
OFFICER: F. Piland  
OWNER: Bensimon, Avraham  
NOTICE ADDRESS: Bensimon, Avraham  
1261 Gulf Blvd Ste 125  
Clearwater, FL 33767-2744  
VIOLATION ADDRESS: 11900 125<sup>th</sup> St.  
Largo, FL 33774

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	11900 125 <sup>th</sup> St. Largo, FL 33774	Dwelling in deteriorated condition with exterior surfaces that show rotten wood, bare untreated areas, diminished paint, mold, and/or stained sections. Windows which are boarded with wood. Windows which have broken and/or missing window screens. Damaged exterior doors. Window A/C units which have damaged side panels. Front porch decking and handrails with rotten wood,
58-304 (TD)	11900 125 <sup>th</sup> St. Largo, FL 33774	An accumulation of discarded fencing, scrap wood, garbage, and other similar items. As well as the untended overgrowth of grass and weeds throughout the property.
138-3703 (ZO)	11900 125 <sup>th</sup> St. Largo, FL 33774	Failure to maintain fencing in a state of good repair i.e. wooden fencing has missing and deteriorated pickets, posts, and/or sections.



**ITEM: 07**

**MATTER:** Code Violation(s)  
**CASE NO:** CCM-23-00014  
**OFFICER:** D. Devol  
**OWNER:** Porrey, Felicia Lynn  
**NOTICE ADDRESS:** Porrey, Felicia Lynn  
 1987 Park Ave.  
 Tarpon Springs, FL 34689-1911  
 And  
 Felicia Porrey  
 1503 Fox Run Dr.  
 Tarpon Springs, FL 34689  
**VIOLATION ADDRESS:** 1987 Park Ave.  
 Tarpon Springs, FL 34689-1911

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	1987 Park Ave. Tarpon Springs, FL 34689	Dwelling in deteriorated condition with exterior surfaces that have peeling paint and rotten wood throughout the dwelling. Tarp on roof indicates that roof is not watertight. Exterior walls with dirt and/or algae growth. Broken/boarded window and missing window screens. Back shed in a deteriorated state, i.e. rusted and collapsing.
54-304 (TD)	1987 Park Ave. Tarpon Springs, FL 34689	An accumulation of discarded pieces of wood, concrete, and brick. Pieces of blue tarp, section of drywall and other noxious items scattered among the excessive overgrowth of grass and weeds.
138-90 (ZO)	1987 Park Ave. Tarpon Springs, FL 34689	Place of a shed over 100 square feet and the construction of a deck over 1 foot in height without first obtaining a zoning clearance.
138-3505 (ZO)	1987 Park Ave. Tarpon Springs, FL 34689	Placement of 3 sheds on the property where only 2 are permitted.
138-3703 (ZO)	1987 Park Ave. Tarpon Springs, FL 34689	Chain link fence in a state of disrepair with a bent stringer pole and detached section.

**ITEM: 08**

**Virtual Appearance for Respondent Granted via Zoom  
on March 8, 2023**

MATTER: Code Violation(s)  
CASE NO: CCM 23-00013  
OFFICER: F. Piland  
OWNER: Home Again Properties Inc.  
NOTICE ADDRESS: Home Again Properties Inc.  
851 N. Country Club Dr.  
Mesa, AZ 85201  
and  
Laurie Ludlow  
Home Again Properties Inc.  
851 N. Country Club Dr.  
Mesa, AZ 85201  
and  
Michael Ludlow  
Home Again Properties Inc.  
851 N. Country Club Dr.  
Mesa, AZ 85201  
VIOLATION ADDRESS: 6621 32<sup>nd</sup> St. N.  
St. Petersburg, FL 33702

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	6621 32 <sup>nd</sup> St. N. St. Petersburg, FL 33702	Dwelling in deteriorated condition with exterior surfaces that show rotten wood, bare untreated areas, diminished paint, mold, and/or stained sections. Boarded windows. Ripped and/or missing window screens. Boarded attic vents.
58-270 (IV)	6621 32 <sup>nd</sup> St. N. St. Petersburg, FL 33702	Parking/storing of an inoperable vehicle on the property i.e., Utility trailer without a current registration tag affixed.
58-304 (TD)	6621 32 <sup>nd</sup> St. N. St. Petersburg, FL 33702	An accumulation of discarded fencing materials, unused pavers, toilet, building materials, scrap wood, truck toper, and other similar items.

**ITEM: 09**

MATTER: Code Violation(s)  
CASE NO: CCM-23-00015  
OFFICER: D. Devol  
OWNER: Buckner, Loretta J  
NOTICE ADDRESS: Buckner, Loretta J  
498 Westwinds Dr.  
Palm Harbor, FL 34683-1100  
VIOLATION ADDRESS: 498 Westwinds Dr.  
Palm Harbor, FL 34683-1100

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	498 Westwinds Dr. Palm Harbor, FL 34683	Dwelling in deteriorated condition with a large hole in the ceiling of the covered front door walkway. Dock that is attached to the seawall is dilapidated with rotten wood and sections that are not secured and/or detached and leaning .

**ITEM: 10**

**MATTER:** Code Violation(s)  
**CASE NO:** CCM-23-00016  
**OFFICER:** F. Piland  
**OWNER:** Becker, Robert  
**NOTICE ADDRESS:** Becker, Robert  
 4970 Harding Rd. N.  
 St. Petersburg, FL 33709-2730  
**VIOLATION ADDRESS:** 4970 Harding Rd. N.  
 St. Petersburg, FL 33709

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	4970 Harding Rd. N. St. Petersburg, FL 33709	Dwelling in deteriorated condition with exterior surfaces that show rotten wood, bare untreated areas, peeling paint, mold, and/or stained sections. As well as windows with exposed rust, rotten wood frames, and/or broken glass.
58-270 (IV)	4970 Harding Rd. N. St. Petersburg, FL 33709	Parking/storing of multiple inoperable vehicles on the property i.e., Silver Chevrolet El Camino Conquista with expired FL tag 068MSM (12/21), Blue/white Chevrolet Corvair 95 with expired, FL tag IJ6668 (12/21), Black/white Chevrolet truck in a state of disrepair, and a White van (Unknown make/model) with expired FL tag IH3978 (12/21).
58-304 (TD)	4970 Harding Rd. N. St. Petersburg, FL 33709	An accumulation of discarded household goods, plastic containers, aluminum cans, bagged trash, scrap metal, scrap wood, tree debris, tires, derelict fencing, and other noxious items. As well as overgrown grass, weeds, and/or plant life throughout the property.
122-37 (PV)	4970 Harding Rd. N. St. Petersburg, FL 33709	Parking/storing of prohibited vehicles on the property, i.e., GMC truck with a utility bed attachment that include ladder racks, toolboxes, and mounted crane/hoist equipment as well as a Forklift.

**ITEM: 11**

**MATTER:** Code Violation(s)  
**CASE NO:** CCM-23-00017  
**OFFICER:** D. Devol  
**OWNER:** Stevens, Richard  
Stevens, Tatiana  
**NOTICE ADDRESS:** Stevens, Richard  
Stevens, Tatiana  
2816 Pheasant Run  
Clearwater, FL 33459-1118  
**VIOLATION ADDRESS:** 3732 Quail Forest Dr.  
Tarpon Springs, FL  
a/k/a Parcel ID# 14-27-16-00000-140-0430

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	3732 Quail Forest Dr. Tarpon Springs, FL a/k/a Parcel ID# 14-27-16-00000-140-0430	Structure in a state of unfinished construction with a partially installed roof, exposed bare wood, unfinished exterior walls, and missing windows and doors.
58-304 (TD)	3732 Quail Forest Dr. Tarpon Springs, FL a/k/a Parcel ID# 14-27-16-00000-140-0430	An accumulation of untended vegetative overgrowth, i.e., grass and weeds throughout the property. Temporary stilt fencing and tree barrier fencing that is detached and collapsed. Pieces of wood and tree debris scattered around the property.
138-3703 (ZO)	3732 Quail Forest Dr. Tarpon Springs, FL a/k/a Parcel ID# 14-27-16-00000-140-0430	Failure to maintain a fence in a state of good repair with pieces of rotten wood, unsecure posts, missing pieces and the front fence gate is completely detached.