

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

April 10, 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: Code Violation(s)
CASE NO: CCM-23-00018
OFFICER: F. Piland
OWNER: Christopher C Roiland
NOTICE ADDRESS: Christopher C Roiland
7354 122nd Way
Seminole, FL 33772-5525
VIOLATION ADDRESS: 7354 122nd Way
Seminole, FL 33772-5525

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	7354 122 nd Way Seminole, FL 33772	Dwelling which has sustained severe fire damage that has rendering deterioration to the exterior walls, roof, fascia, soffit, doors, and/or windows.
58-304 (TD)	7354 122 nd Way Seminole, FL 33772	An accumulation of discarded household goods, cardboard, tree debris, tires, and other noxious items.
138-3210 (ZO)	7354 122 nd Way Seminole, FL 33772	Utilization of a recreational vehicle as an accessory dwelling unit, which is not allowed in a residential zoning district.

ITEM: 02

MATTER: Code Violation(s)
CASE NO: CCM-23-00019
OFFICER: D. Devol
OWNER: Central VA Home Buyers LLC
NOTICE ADDRESS: Central VA Home Buyers LLC
21835 Timberlake Rd.
Lynchburg, VA 24502-7402
And
Kirk Fritz
21835 Timberlake Rd.
Lynchburg, VA 24502-7402
VIOLATION ADDRESS: 1536 Indiana Ave.
Palm Harbor, FL 34683

VIOLATION(S):

Code Section	Location	Violation
138-90 (ZO)	1536 Indiana Ave. Palm Harbor, FL 34683	Placement of a concrete driveway on the property without first obtaining a zoning clearance.

ITEM: 03

MATTER: Code Violation(s)
CASE NO: CCM-23-00021
OFFICER: F. Piland
OWNER: Appel, Steven W
NOTICE ADDRESS: Appel, Steven W
 6597 Flamingo Way S.
 St. Petersburg, FL 33707-2937
VIOLATION ADDRESS: 6597 Flamingo Way S.
 St. Petersburg, FL 33707

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	6597 Flamingo Way S. St. Petersburg, FL 33707	Dwelling in deteriorated condition with exterior surfaces that show rotten wood, peeling paint, mold, and/or stained sections. Damaged and/or missing fascia and/or soffit. Missing and/or damaged siding.
58-304 (TD)	6597 Flamingo Way S. St. Petersburg, FL 33707	Parking/storing of inoperable vehicles on the property, i.e. (1) Chevrolet Corvette without a missing tire and without a current registration tag affixed. (2) Boat trailer with flat tires and without a current registration tag affixed. (3) Ram 3500 with a missing tire. (4) any other vehicle, vessel, and/or trailer which is in a state inoperability.
138-3220 (ZO)	6597 Flamingo Way S. St. Petersburg, FL 33707	Outdoor storage of items which are not appropriately stored and/or permissible to be stored outdoors on a residentially zoned property i.e., household goods, furniture, automotive parts, plastic containers, scrap wood, scrap metal, machinery, fencing materials, tarps, trash, debris, and other noxious items.
138-3356 (ZO)	6597 Flamingo Way S. St. Petersburg, FL 33707	Placement of a temporary storage structure on the property for more than the allowable 60 days in a calendar year.

ITEM: 04

MATTER: Code Violation(s)
CASE NO: CCM-23-00020
OFFICER: D. Devol
OWNER: B & B 17 Holdings 17 LLC
NOTICE ADDRESS: B & B 17 Holdings 17 LLC
6391 49th St. N
Pinellas Park, FL 33781-5721
And
To, Becki, Registered Agent for
B & B 17 Holdings 17 LLC
6391 49th St. N
Pinellas Park, FL 33781-5721
And
To, Becki, MBR for
B & B 17 Holdings 17 LLC
6391 49th St. N
Pinellas Park, FL 33781-5721
And
To, Bruce, MBR for
B & B 17 Holdings 17 LLC
6391 49th St. N
Pinellas Park, FL 33781-5721
VIOLATION ADDRESS: 5856 157th Ave. N.
Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
58-270 (IV)	5856 157 th Ave. N. Clearwater, FL 33760	Parking/storing of inoperable vehicle(s), i.e., Silver Ford Expedition with a flat tire.
58-304 (TD)	5856 157 th Ave. N. Clearwater, FL 33760	An accumulation of discarded fence panels, pieces of wood, a couch, yard/tree debris, tires, several bags of trash and other similar items scattered around the property.

1:00 P.M.

ITEM: 05

Virtual Zoom Appearance by Defendant's Representative

MATTER: Code Violation(s)
CASE NO: CCM-22-00100
OFFICER: F. Piland
OWNER: Ray, Kenneth J
NOTICE ADDRESS: 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 Case 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: 06

MATTER: Code Violation(s)
CASE NO: CCM-22-00076
OFFICER: F. Piland
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: 07

MATTER: Code Violation(s)
CASE NO: CCM-23-00022
OFFICER: D. Devol
OWNER: Bridgette R Mitchell
NOTICE ADDRESS: Bridgette R Mitchell
6439 Mockingbird Ln N
Clearwater, FL 33760-2077
VIOLATION ADDRESS: 6439 Mockingbird Ln N
Clearwater, FL 33760-2077

VIOLATION(S):

Code Section	Location	Violation
58-270 (IV)	6439 Mockingbird Ln N Clearwater, FL 33760	Parking/storing of inoperable vehicle on property, i.e., White BMW with no current registration tag affixed, a Red Ford Explorer on jack stands with no front tire, and a Gray BMW FL tag 51B-WAL expires 8/23 with a flat tire.
138-3220 (ZO)	6439 Mockingbird Ln N Clearwater, FL 33760	Outdoor storage of tires, car, batteries, car parts, car seat, wheelchair, car jack, and other trash and junk items scattered around the front of the property.
138-3703 (ZO)	6439 Mockingbird Ln N Clearwater, FL 33760	Failure to maintain a fence in a state of good repair. Vinyl PVC fence has missing slates and detached panel. Fence surface has green staining/algae.

ITEM: 08

MATTER: Code Violation(s)
CASE NO: CCM-23-00024
OFFICER: D. Devol
OWNER: Gilliland, Joseph Jr
Gilliland, Joseph W SR EST
NOTICE ADDRESS: Gilliland, Joseph Jr/ Gilliland, Joseph W SR Est ET AL
3664 15th Ter SE
Largo, FL 33771-4054
And
Gilliland, Joseph Jr
Gilliland, Joseph W SR EST
3664 15th Ter SE
Largo, FL 33771-4054
And
Any and All Unknown Beneficiaries and/or Heirs of
Gilliland, Joseph Jr
Gilliland, Joseph W SR EST
3664 15th Ter SE
Largo, FL 33771-4054
VIOLATION ADDRESS: 3664 15th Ter SE
Largo, FL 33771-4054

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	3664 15 th Ter SE Largo, FL 33771	Dwelling in deteriorated condition with exterior surfaces that show bare wood, rotten wood, peeling paint and/or diminished paint, green algae/staining.
58-304 (TD)	3664 15 th Ter SE Largo, FL 33771	An accumulation of discarded household furniture piled next to the house.
138-3703	3664 15 th Ter SE Largo, FL 33771	Failure to maintain a fence in a state of good repair. Wooden fence has broken and missing pickets. The chain link fence has missing sections and detached post caps.

ITEM: 09

MATTER: Code Violation(s)
CASE NO: CCM-23-00023
OFFICER: F. Piland
OWNER: RL&T Management Inc.
NOTICE ADDRESS: RL&T Management Inc.
7329 6th Ave. N.
St. Petersburg, FL 33710
And
Tahoe, Ron Registered Agent for
RL&T Management Inc.
7329 6th Ave. N.
St. Petersburg, FL 33710
And
Tahoe, Ron, Manager for
RL&T Management Inc.
7329 6th Ave. N.
St. Petersburg, FL 33710
And
Kovalonok, Lyubov, Authorized Member for
RL&T Management Inc.
7329 6th Ave. N.
St. Petersburg, FL 33710
And
Tahoe, Aidan, Authorized Member for
RL&T Management Inc.
7329 6th Ave. N.
St. Petersburg, FL 33710
VIOLATION ADDRESS: 3227 70th Ave. N.
St. Petersburg, FL 33702

VIOLATION(S) for Case CCM-23-00023:

Code Section	Location	Violation
22-299 (MH)	3227 70 th Ave. N. St. Petersburg, FL 33702	Dwelling in deteriorated condition with exterior surfaces that show rotten wood, bare untreated areas, peeling paint, mold, and/or stained sections. Damaged and/or missing windows, doors, and siding.
58-304 (TD)	3227 70 th Ave. N. St. Petersburg, FL 33702	An accumulation of discarded tree debris, scrap wood, cement blocks, demolition debris, bagged trash, and other noxious items. As well as overgrown grass and weeds throughout the property.
138-3220 (ZO)	3227 70 th Ave. N. St. Petersburg, FL 33702	Outdoor storage of items which are not appropriately stored and/or permissible to be stored outdoors on a residentially zoned property i.e., construction materials.
138-3703 (ZO)	3227 70 th Ave. N. St. Petersburg, FL 33702	Failure to maintain fencing in a state of good repair i.e., wooden fencing has missing and deteriorated pickets, posts, and/or sections. Chain-link/metal fencing with collapsed and damaged areas.