

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

**May 8, 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**

MATTER: Motion to Initiate Foreclosure  
CASE NO: CM15-00058  
OFFICER: F. Piland  
OWNER: James J. Gold and John J Sierra  
NOTICE ADDRESS: Gold, James J  
Sierra, John J  
13001 Faxton Street  
Clearwater, FL 33760  
and  
James J Gold and/or John J Sierra  
6169 103<sup>rd</sup> Ave  
Pinellas Park, FL 33782-2519  
and  
James J Gold and/or John J Sierra  
6113 103<sup>rd</sup> Ave  
Pinellas Park, FL 33782  
and  
James J Gold and/or John J Sierra  
6105 103<sup>rd</sup> Ave N  
Pinellas Park, FL 33782-2519  
VIOLATION ADDRESS: 13001 Faxton Street  
Clearwater, FL 33760

**VIOLATION(S):**

Code Section	Location	Violation
58-304 (TD)	13001 Faxton Street Clearwater, FL 33760	Wood pilings and scrap lumber as well as multiple discarded tires among overgrown grass and weeds.
138-151 (ZO-CL)	13001 Faxton Street Clearwater, FL 33760	Operation of a contractor trailer and storage yard without a zoning clearance.

**ITEM: 02**

**MATTER:** Code Violation(s)  
**CASE NO:** CCM-23-00025  
**OFFICER:** F. Piland  
**OWNER:** Upstate Holdings LLC  
**NOTICE ADDRESS:** Upstate Holdings LLC  
801 W. Bay Dr. Ste 454  
Largo, FL 33770-3223  
And  
Jordan P Hidalgo, Registered Agent for Upstate Holdings LLC  
801 W. Bay Dr.  
Ste 454  
Largo, FL 33770  
And  
Jordan P Hidalgo, Manager for Upstate Holdings LLC  
213 Garden Circle  
Belleair, FL 33756  
**VIOLATION ADDRESS:** 5000 Main St. N.  
St. Petersburg, FL 33714

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (MH)	5000 Main St. N. St. Petersburg, FL 33714	Failure to maintain the exterior of the premises and/or structures i.e., accumulation of garbage, trash, debris and/or other noxious items on the property, and a shed structure with exposed bare wood.
138-90 (ZO)	5000 Main St. N. St. Petersburg, FL 33714	The expansion of property uses, development activities, and/or land disturbances on the property without first obtaining a zoning clearance i.e., the operation of a vehicular storage yard, placement of a chain-link fencing, outdoor storage of stock-in-trade, and firewood sales.

**ITEM: 03**

**MATTER:** Code Violation(s)  
**CASE NO:** CCM-23-00027  
**OFFICER:** F. Piland  
**OWNER:** Dunn Enterprises of Pinellas Co LLC  
**NOTICE ADDRESS:** Dunn Enterprises of Pinellas County LLC  
4140 45<sup>th</sup> Ave. N.  
St. Petersburg, FL 33714-3553  
And  
Dunn Enterprises of Pinellas Co LLC  
4140 45<sup>th</sup> Ave. N.  
St. Petersburg, FL 33714-3553  
And  
Karen S Keaton, Registered Agent for  
Dunn Enterprises of Pinellas County LLC  
2816 Beach Blvd.  
St. Petersburg, FL 33707  
And  
Jay J Dunn, Manager for Dunn Enterprises  
4140 45<sup>th</sup> Ave. N.  
St. Petersburg, FL 33714-3553  
**VIOLATION ADDRESS:** 4130 45<sup>th</sup> Ave. N.  
St. Petersburg, FL 33714

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	4130 45 <sup>th</sup> Ave. N. St. Petersburg, FL 33714	Dwelling in deteriorated condition with damaged areas of fascia, soffit, and roofing.
58-270 (IV)	4130 45 <sup>th</sup> Ave. N. St. Petersburg, FL 33714	Parking/storing of multiple inoperable vehicles on the property i.e., Jeep Wrangler with expired FL tag Y08RHC (12/20), Ford Five Hundred with expired FL tag 4428PP (02/20).
58-304 (TD)	4130 45 <sup>th</sup> Ave. N. St. Petersburg, FL 33714	An accumulation of discarded tree debris and the untended overgrowth of grass, weeds, vines and/or plant life throughout the property.

**ITEM: 04**

**MATTER:** Code Violation(s)  
**CASE NO:** CCM-23-00030  
**OFFICER:** F. Piland  
**OWNER:** Labbe, June  
**NOTICE ADDRESS:** Labbe, June  
8324 91<sup>st</sup> Ter.  
Seminole, FL 33777-3207  
**VIOLATION ADDRESS:** 8324 91<sup>st</sup> Ter.  
Seminole, FL 33777-3207

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	8324 91 <sup>st</sup> Ter. Seminole, FL 33777-3207	Dwelling and/or accessory structures in deteriorated condition with exterior surfaces that show rotten wood, bare untreated areas, peeling paint, mold, and/or stained sections. Window which is boarded with wood, and windows that are screwed shut.
58-270 (IV)	8324 91 <sup>st</sup> Ter. Seminole, FL 33777-3207	Parking/storing of an inoperable vehicle on the property i.e., Blue GMC 1500 which is incapable of being operated due to the excessive accumulation of internally stored items which are rendering the driver's seat, driver's side floorboard, and steering column inaccessible and unusable.
58-304 (TD)	8324 91 <sup>st</sup> Ter. Seminole, FL 33777-3207	An accumulation of discarded household goods, pavers, landscaping and building supplies, wood, electronics, bagged trash, tree debris, and other noxious items.

**ITEM: 05**

**MATTER:** Code Violation(s)  
**CASE NO:** ~~CCM-22-00034~~ (correction: CCM-23-00031)  
**OFFICER:** F. Piland  
**OWNER:** Sunter, Chad A  
 Sunter, Tiffany R  
**NOTICE ADDRESS:** Sunter, Chad A  
 Sunter, Tiffany R  
 9199 82<sup>nd</sup> Way  
 Largo, FL 33777-3257  
**VIOLATION ADDRESS:** 9199 82<sup>nd</sup> Way  
 Largo, FL 33777

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	9199 82 <sup>nd</sup> Way Largo, FL 33777	Dwelling and/or accessory structures in deteriorated condition with exterior surfaces that show bare untreated areas, diminished paint, rotten wood, and damaged fascia.
58-270 (IV)	9199 82 <sup>nd</sup> Way Largo, FL 33777	Parking/storing of an inoperable vehicle on the property i.e, Lexus IS 250 with expired FL temporary tag DIW3035 (03/24/23), Ford Explorer Sport Trac without a current registration tag affixed, and a Dodge Charger in a state of disrepair.
138-90 (ZO)	9199 82 <sup>nd</sup> Way Largo, FL 33777	For the creation of land disturbances and development activities on the property without first obtaining a <b>zoning clearance</b> i.e. the construction of multiple overhang structures, carport type structures, and the placement of a shed structure in the front yard of the property.
138-3220 (ZO)	9199 82 <sup>nd</sup> Way Largo, FL 33777	Failure to meet the minimum requirements for residential outdoor storage i.e. (1) Failure to store all permissible items behind a privacy fence and/or provide properly screening from public view. (2) Outdoor storage of items which can result in the accumulation of stagnant water such as plastic containers. (3) Outdoor storage of items which are not permissible on a residentially zoned property, such as trash and debris, items of no value, hazardous materials, vehicular parts, indoor household items, tools, scrap metal, scrap wood, and building supplies.
138-3703 (ZO)	9199 82 <sup>nd</sup> Way Largo, FL 33777	Failure to maintain a wooden fence in a state of good repair i.e. wooden fence has missing and deteriorated pickests, posts, and/or sections

**1:30 P.M.**

**ITEM: 06**

**MATTER:** Respondent's Objection to the Petitioner's Affidavit of Non-Compliance

**CASE NO:** CCM-22-00021

**OFFICER:** F. Piland

**OWNER:** Schiller Investments  
C/O Office

**NOTICE ADDRESS:** Jane Graham, Esq.  
Sunshine City Law  
737 Main Street  
Ste. 100  
Safety Harbor, FL 34695  
and  
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)  
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.