

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 103rd Ave
Pinellas Park, FL 33782-2519
and
James J Gold and/or John J Sierra
6113 103rd Ave
Pinellas Park, FL 33782
and
James J Gold and/or John J Sierra
6105 103rd 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 45th Ave. N.
St. Petersburg, FL 33714-3553
And
Dunn Enterprises of Pinellas Co LLC
4140 45th 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 45th Ave. N.
St. Petersburg, FL 33714-3553
VIOLATION ADDRESS: 4130 45th Ave. N.
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	4130 45 th Ave. N. St. Petersburg, FL 33714	Dwelling in deteriorated condition with damaged areas of fascia, soffit, and roofing.
58-270 (IV)	4130 45 th 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 th 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 91st Ter.
Seminole, FL 33777-3207
VIOLATION ADDRESS: 8324 91st Ter.
Seminole, FL 33777-3207

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	8324 91 st 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 st 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 st 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-22-00031
OFFICER: F. Piland
OWNER: Sunter, Chad A
Sunter, Tiffany R
NOTICE ADDRESS: Sunter, Chad A
Sunter, Tiffany R
9199 82nd Way
Largo, FL 33777-3257
VIOLATION ADDRESS: 9199 82nd Way
Largo, FL 33777

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	9199 82 nd 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 nd 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 nd Way Largo, FL 33777	For the creation of land disturbances and development activities on the property without first obtaining a zoning clearance 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 nd 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 nd Way Largo, FL 33777	Failure to maintain a wooden fence in a state of good repair i.e. wooden fence has missing and deteriorated pickets, 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.