

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

June 12, 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-23-00038
OFFICER: D. Devol
OWNER: Schiller Investments
NOTICE ADDRESS: Schiller Investments
2840 West Bay Dr.
Ste. 217
Belleair Bluffs, FL 33770-2620
and
Schiller Investments
C/O Office
2840 West Bay Dr.
Ste 217
Belleair Bluffs, FL 33770-2620
and
Schiller, Andrew (Reg. Agent for Schiller Investments)
2840 West Bay Dr.
Ste. 217
Belleair Bluffs, FL 33770-2620
and
Schiller, Andrew (Manager for Schiller Investments)
2840 West Bay Dr.
Ste. 217
Belleair Bluffs, FL 33770-2620
And
Jane Graham, Esq.
Sunshine City Law
727 Main Street
Ste. 100
Safety Harbor, FL 34695
VIOLATION ADDRESS: 1770 Clearwater-Largo Rd.
Clearwater, FL 33756

VIOLATION(S) for Case CCM-23-00038:

Code Section	Location	Violation
22-299 (MH)	1770 Clearwater-Largo Rd. Clearwater, FL 33756	Multiple mobile home units, residential structures and/or accessory structure(s) in deteriorated condition with exterior surfaces displaying rotten wood, cracking, bare untreated areas, peeling paint, mold, and/or stained sections. Damaged areas of fascia, soffit, and roofing. Tarps on roofs indicating roof is not watertight. Windows that are covered with wood, have broken glass, and/or missing glass. Missing required window screens.
58-304 (TD)	1770 Clearwater-Largo Rd. Clearwater, FL 33756	An accumulation of discarded miscellaneous items, i.e., couch, clothing items, plastic bins and buckets, PVC piping, and other noxious items on the property. There are also several piles of tree and/or vegetation debris along with several large pieces of concrete rubble.
138-3703 (ZO)	1770 Clearwater-Largo Rd. Clearwater, FL 33756	Failure to maintain wooden fence in a state of good repair: Wooden fence is leaning and has missing, and/or broken pickets.

ITEM: 02

MATTER: Code Violation(s)
CASE NO: CCM-23-00037
OFFICER: F. Piland
OWNER: Hagerty, Grace B. Est.
NOTICE ADDRESS: Hagerty, Grace B. Est.
Hagerty, John G., et al
9035 Bryan Dairy Rd.
Seminole, FL 33777-1104
And
Joanne M Snell aka Joanne M Hagerty
21 5 Stoughton St.
Stoughton, MA 02072
And
Carol Case FKA Carol Hagerty
56 Finch Ave.
Pawtucket, RI 02860
And
Roberta Phillips aka Roberta Barrett
2045 E Bay Dr.
#11228
Largo, FL 33771
And
Brooks Anne Budd aka Brooks Anne Cline aka Brooks Anne
Barrett
16060 English Oaks Ave
#UH
Bowie, MD 20716
And
Brooks Anne Budd aka Brooks Anne Cline aka Brooks Anne
Barrett
1670 Carlyle Dr.
Apt. F
Crofton, MD 21114
And
Maureen D Hagerty
89 Farewell St.
Apt. C
Newtonville, MA 02460
And
Marth Liliana Henao
11747 104th St.
Largo, FL 33773
And
Peter Malek AKA Piotr Malek
11747 104th St.
Largo, FL 33773
And
The unknown spouse, heirs, devisees, and/or assignees
For the Hagerty, Grace B Est, et al.
11747 104th St.
Largo, FL 33773

VIOLATION ADDRESS: 11747 104th St.
Largo, FL 33773

VIOLATION(S) for Case CCM-23-00037:

Code Section	Location	Violation
22-280 (MH)	11747 104 th St. Largo, FL 33773	Occupancy of a dwelling which has been condemned and placarded as unfit for human habitation.
22-298/299 (MH)	11747 104 th St. Largo, FL 33773	Occupancy of a dwelling that is not connected to an approved source of electrical power. Dwelling in deteriorated condition with exterior surfaces that show diminished paint, mold, mildew, rust, and/or stained sections. As well as ripped and/or missing porch screens and damaged soffit.
58-304 (TD)	11747 104 th St. Largo, FL 33773	An accumulation of discarded plastic containers, bagged trash, shopping carts, tree debris, and other noxious items. As well as overgrown grass and weeds throughout the property.

ITEM: 03

MATTER: Code Violation(s)
CASE NO: CCM-23-00035
OFFICER: D. Devol
OWNER: Harbor Circle Investments LLC
NOTICE ADDRESS: Harbor Circle Investments LLC
1568 Lockmeade Place
Oldsmar, FL 34677-5121
And
Schmitz, Karl M, III, Registered Agent for
Harbor Circle Investments LLC
701 Enterprise Rd. E.
502
Safety Harbor, FL 34695
And
Ahlgren, Brandon, Authorized Member for
Harbor Circle Investments LLC
1568 Lockmeade Place
Oldsmar, FL 34677-5121
And
Bancroft, Jared, Authorized Member for
Harbor Circle Investments LLC
1568 Lockmeade Place
Oldsmar, FL 34677-5121
VIOLATION ADDRESS: 2653 Harbor Circle
Clearwater, FL 33759

VIOLATION(S):

Code Section	Location	Violation
22-231 (Commercial MH)	2653 Harbor Circle Clearwater, FL 33759	Failure to maintain the exterior of the premises with an accumulation of trash, refuse, and debris, i.e., Automotive parts, pallets, wood pieces, tires and other noxious items scattered throughout the grass and weeds.
138-90 (ZO)	2653 Harbor Circle Clearwater, FL 33759	Expansion of property use, i.e., Operation of an auto repair business, without first obtaining a zoning clearance.

ITEM: 04

MATTER: Code Violation(s)
CASE NO: CCM-23-00034
OFFICER: F. Piland
OWNER: Jacobs, Richard A
Jacobs, Carol S
NOTICE ADDRESS: Jacobs, Richard A
Jacobs, Carol S
7160 52nd Ave. N.
St. Petersburg, FL 33709-2621
VIOLATION ADDRESS: 7160 52nd Ave. N.
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	7160 52 nd Ave. N. St. Petersburg, FL 33709	Dwelling and/or accessory shed structure in deteriorated condition with exterior surfaces that show bare unpainted stucco, mold, mildew, and/or stained sections. Window shutters which are damaged and/or improperly installed.

ITEM: 05

MATTER: Code Violation(s)
CASE NO: CCM-23-00042
OFFICER: D. Devol
OWNER: Drewitz, Duane
NOTICE ADDRESS: Drewitz, Duane &/or Carolyn Drewitz
2490 Grove Ridge Dr.
Palm Harbor, FL 34683-3219
And
Drewitz, Duane
2490 Grove Ridge Dr.
Palm Harbor, FL 34683-3219
VIOLATION ADDRESS: 2490 Grove Ridge Dr.
Palm Harbor, FL 34683-3219

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	2490 Grove Ridge Dr. Palm Harbor, FL 34683	Dwelling in deteriorated condition: Exterior surfaces with rotten wood, bare untreated areas, peeling paint mold and/or stained surfaces. Also torn screens on screen enclosure.

ITEM: 06

MATTER: Code Violation(s)
CASE NO: CCM-23-00043
OFFICER: F. Piland
OWNER: Devivo, Ashley Nicole
NOTICE ADDRESS: Devivo, Ashley Nicole
3599 Camelia Pl.
Largo, FL 33771-2603
VIOLATION ADDRESS: 10315 68th St.
Pinellas Park, FL 33782

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	10315 68 th St. Pinellas Park, FL 33782	Failure to maintain the exterior of the premises and/or buildings: <ul style="list-style-type: none">• Accumulation of garbage, trash, debris and/or other noxious items.• Overgrowth of vegetative matter i.e., grass, weeds, and/or plant life.• Building which shows deterioration to the exterior walls, windows, door, fascia, soffit, and roofing.• Damaged chain-link fencing.

1:00 P.M.

ITEM: 07

MATTER: Code Violation(s)
CASE NO: CCM-23-00039
OFFICER: F. Piland
OWNER: 1395 Oceanview Drive LLC
NOTICE ADDRESS: 1395 Oceanview Drive LLC
1335 Cashiers Way
Roswell, GA 30075-6882
And
Constance Rose Wendlek, Registered Agent for
1395 Oceanview Drive LLC
1335 Cashiers Way
Roswell, GA 30075-6882
And
Craig L. Birman, Esq.
Berman Law Firm P.A.
111 Second Ave. NE
Suite 706
St. Petersburg, FL 33701
VIOLATION ADDRESS: 1395 Oceanview Drive
Tierra Verde, FL 33715

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	1395 Oceanview Drive Tierra Verde, FL 33715	Dwelling in deteriorated condition with diminished paint, exterior surfaces that show exposed bare wood, damaged stucco, and missing required handrails.

ITEM: 08

MATTER: Code Violation(s)
CASE NO: CCM-23-00041
OFFICER: T. Bruck
OWNER: 5650 Colfax Street Land Trust Trustee CO TRE
NOTICE ADDRESS: 5650 Colfax Street Land Trust
The Trustee Company as Trustee, u.t.d.
P.O. Box 8096
Madeira Beach, FL 33738-8096
And
5650 Colfax Street Land Trust
Trustee CO TRE
P.O. Box 8096
Madeira Beach, FL 33738-8096
And
The Trustee Company, as Trustee of
5650 Colfax Street Land Trust
31564 U.S. 19 N
Palm Harbor, FL 34684
And
Guju, Michael J, Registerd Agent of
The Trustee Company, as Trustee of
5650 Colfax Street Land Trust
31564 U.S. 19 N
Palm Harbor, FL 34684
And
Guju, Michael J, President of
The Trustee Company, as Trustee of
5650 Colfax Street Land Trust
31564 U.S. 19 N
Palm Harbor, FL 34684
And
Jackson, Fran, Vice President of
The Trustee Company, as Trustee of
5650 Colfax Street Land Trust
31564 U.S. 19 N
Palm Harbor, FL 34684
And
Guju, Dawn, VP of
The Trustee Company, as Trustee of
5650 Colfax Street Land Trust
31564 U.S. 19 N
Palm Harbor, FL 34684
VIOLATION ADDRESS: 5650 Colfax St.
Clearwater, FL 33760

VIOLATION(S) for Case CCM-23-00041:

Code Section	Location	Violation
22-299 (MH)	5650 Colfax St. Clearwater, FL 33760	Areas of chipped/peeling paint. Broken window. Areas of rotted wood throughout the dwelling. Boarded up window. Exterior walls are covered with dirt and/or algae growth, i.e., mold.
58-304 (TD)	5650 Colfax St. Clearwater, FL 33760	Accumulation of discarded tree debris, mattresses, household furniture, cardboard boxes, household garbage, and other similar noxious materials throughout the property.

ITEM: 09

MATTER: Code Violation(s)
CASE NO: CCM-23-00040
OFFICER: D. Batt
OWNER: Trott, Peter
NOTICE ADDRESS: Trott, Peter
P.O. Box 782
Bay Pines, FL 33744-1782
VIOLATION ADDRESS: 5175 78th St. N.
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
138-90 (ZO)	5175 78 th St. N. St. Petersburg, FL 33709	For the placement and storage of a shipping/storage container on a residentially zoned property without first obtaining a Zoning Clearance.

ITEM: 10

MATTER: Code Violation(s)
CASE NO: CCM-23-00036
OFFICER: D. Devol
OWNER: JD8 Investment Properties LLC
NOTICE ADDRESS: JD8 Investment Properties LLC
3659 140th Ave.
Largo, FL 33771-4191
And
JD8 Investment Properties LLC
PO Box 35185
St. Petersburg, FL 33705
And
Jarrid, Dotterer F, Registered Agent for
JD8 Investment Properties LLC
1720 26th Ave. S.
St. Petersburg, FL 33712
And
Jarrid, Dotterer F, Manager for
JD8 Investment Properties LLC
1720 26th Ave. S.
St. Petersburg, FL 33712
VIOLATION ADDRESS: 3659 140th Ave.
Largo, FL 33771

VIOLATION(S):

Code Section	Location	Violation
58-270 (IV)	3659 140 th Ave. Largo, FL 33771	Parking/storing of inoperable vehicles(s), i.e., White Cadillac Deville FL tag IW6-4KD with no current registration tag affixed and collision damage to the front end.
58-304 (TD)	3659 140 th Ave. Largo, FL 33771	An accumulation of discarded debris and junk items, i.e., pieces of wood, furniture cabinet, TV, vehicle battery, fence panel, a tire, and other trash items scattered around the untended overgrowth of grass and weeds.

ITEM: 11

MATTER: Motion to Initiate Foreclosure
CASE NO: CM18-00053
OFFICER: D. Devol
OWNER: Jeffrey L Gray
NOTICE ADDRESS: Jeffrey L Gray
1809 Georgia Avenue
Palm Harbor, FL 34683-4724
and
Jeffrey L. Gray
2710 Alt. 19, Unit 301-111
Palm Harbor, FL 34683-2666
VIOLATION ADDRESS: 1809 Georgia Avenue
Palm Harbor, FL 34683-4724

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	1809 Georgia Avenue Palm Harbor, FL 34683-4724	For failure to properly maintain: Rotted fascia and soffit boards; Door Panel water damaged with peeling wood ply; Ceiling material missing exposing rafters; Exterior chimney block with cracked mortar joint and diminished protective treatment i.e., paint.
58-270 (IV)	1809 Georgia Avenue Palm Harbor, FL 34683-4724	Parking/storing of a flatbed utility trailer without a license plate. Green in color Jeep with a missing wheel.