

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

**July 10, 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: Code Violation(s)  
CASE NO: CCM-23-00046  
OFFICER: D. Devol  
OWNER: Steven E Jordan  
NOTICE ADDRESS: Steven E Jordan  
13605 Serena Dr.  
Largo, FL 33774-5339  
VIOLATION ADDRESS: 1165 Wyatt St.  
Clearwater, FL 33756

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	1165 Wyatt St. Clearwater, FL 33756	Dwelling in deteriorated condition. Exterior walls have rotten wood, bare wood, peeling paint, mold and/or stained surfaces. Broken windows and windows missing required window screens. Damaged and detached areas of fascia and soffit. Roof in a severely deteriorated state with sections that have collapsed into the interior of the dwelling.
58-270 (IV)	1165 Wyatt St. Clearwater, FL 33756	Parking/storing of an inoperable vehicle on the property, i.e., white boat FL0857HL expired 01/20 and boat trailer FL tag HHLU37 expired 01/20 both with no current registration sticker affixed.
58-304 (TD)	1165 Wyatt St. Clearwater, FL 33756	An accumulation of discarded trash, junk, and debris items such as: tires, a mattress, tarps, broken window pieces, roofing material, plastic buckets/bins, pieces of wood, and other noxious items scattered throughout the untended vegetative overgrowth of grass and weeds.

**ITEM: 02**

**MATTER:** Code Violation(s)  
**CASE NO:** CCM-23-00047  
**OFFICER:** D. Devol  
**OWNER:** Steven E Jordan  
**NOTICE ADDRESS:** Steven E Jordan  
 13605 Serena Dr.  
 Largo, FL 33774-5339  
**VIOLATION ADDRESS:** 1711 Crawford Ave.  
 Clearwater, FL 33756

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	1711 Crawford Ave. Clearwater, FL 33756	Dwelling in deteriorated condition: Exterior surfaces with rotten wood, bare untreated areas, peeling paint, mold, and/or stained sections. Rotten wood on fascia and soffit. Tarp on roof indicates that the roof is not watertight. Front door of the dwelling has wood rot, and missing windowpanes.
58-270 (IV)	1711 Crawford Ave. Clearwater, FL 33756	Parking/storing of an inoperable vehicle on the property, i.e., a derelict boat model Mako 21 FL9203EP with no current registration decal affixed. Also, a tandem axel aluminum boat trailer with no visible registration tag affix.
58-340 (TD)	1711 Crawford Ave. Clearwater, FL 33756	An accumulation of discarded piles of tree debris, leaves and other yard waste, multiple black plastic trash bags with unknown contents, pieces of furniture, mattress, tires, scrap lumber, and other noxious items scatter throughout the untended overgrowth of grass weeds, and other types of vegetation.
138-3703 (ZO)	1711 Crawford Ave. Clearwater, FL 33756	Failure to maintain a chain link fence in a state of good repair: Fence has damaged top and bottom rails, and posts.

**ITEM: 03**

**MATTER:** Code Violation(s)  
**CASE NO:** CCM-23-00049  
**OFFICER:** D. Devol  
**OWNER:** Steven E Jordan  
**NOTICE ADDRESS:** Steven E Jordan  
13605 Serena Dr.  
Largo, FL 33774-5339  
**VIOLATION ADDRESS:** 0 Hollander Ave.  
Clearwater, FL 33756  
(aka parcel ID# 27-29-15-94464-000-0130)

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	0 Hollander Ave. Clearwater, FL 33756 (aka parcel ID# 27-29-15-94464-000-0130)	Structure in deteriorated condition. Exterior surfaces have areas of rotten wood, peeling paint and mold/staining. Flooring inside has rotten wood. Back porch roof has collapsed.
58-304 (TD)	0 Hollander Ave. Clearwater, FL 33756 (aka parcel ID# 27-29-15-94464-000-0130)	An excessive accumulation of untended overgrowth of vegetative matter, i.e., grass, weeds, bushes, and plants. There is also discarded 55 gallon metal containers.

**ITEM: 04**

**MATTER:** Petitioner's Motion to Initiate Foreclosure  
**CASE NO:** CCM-22-00005  
**OFFICER:** F. Piland  
**OWNER:** Henry, May D  
**NOTICE ADDRESS:** Henry, May D  
13166 120<sup>th</sup> St.  
Largo, FL 33778-1404  
And  
Robert Lee Henry and May Dell Henry, et al  
13166 120<sup>th</sup> St.  
Largo, FL 33778-1404  
And  
Boyd, Jeannie M (Deceased), et al  
Daughter of Robert Lee Henry  
2131 Fulton Way SW  
Largo, FL 33774  
And  
McClendon, Angela L  
Beneficiary/Personal Representative of Jeannie M. Boyd  
13166 120<sup>th</sup> St. N.  
Largo, FL 33778  
And  
Henry, Clarence  
Son of Robert Lee Henry  
12934 126<sup>th</sup> St. N.  
Largo, FL 33774  
And  
Henry, Jerry (POA for Henry, Clarence)  
12934 126<sup>th</sup> St. N.  
Largo, FL 33774  
And  
Henry, Johnnie Robert (Deceased), et al  
Son of Robert Lee Henry  
Post Office Box 158  
Lowell, FL 32663-0158  
And  
Henry, John R  
Alleged Nephew of May Henry, tenant of property  
12786 126<sup>th</sup> Way  
Largo, FL 33774  
**VIOLATION ADDRESS:** 12789 126<sup>th</sup> Way  
Largo, FL 33774

**VIOLATION(S) for Case CCM-22-00005:**

Code Section	Location	Violation
22-299 (MH)	12789 126 <sup>th</sup> Way Largo, FL 33774	Dwelling and/or accessory structures in deteriorated condition, i.e., exterior surfaces with rotten wood, peeling paint, mold, and/or stained sections, and damaged fascia, soffit and/or roofing sections. There are also broken windows, windows which are boarded with wood, and missing window screens.
58-270 (IV)	12789 126 <sup>th</sup> Way Largo, FL 33774	Parking/storing of an inoperable vehicle on the property described as a maroon Buick Regal without current registration affixed.
58-304 (TD)	12789 126 <sup>th</sup> Way Largo, FL 33774	Accumulation of materials consisting of a discarded washer, televisions, derelict bicycle, shopping cart, tree debris, and other noxious materials on the property.

**ITEM: 05**

**MATTER:** Petitioner's Motion to Initiate Foreclosure  
**CASE NO:** CCM-22-00006  
**OFFICER:** F. Piland  
**OWNER:** Henry, May D  
**NOTICE ADDRESS:** Henry, May D  
13166 120<sup>th</sup> St.  
Largo, FL 33778-1404  
And  
Robert Lee Henry and May Dell Henry, et al  
13166 120<sup>th</sup> St.  
Largo, FL 33778-1404  
And  
Boyd, Jeannie M (Deceased), et al  
Daughter of Robert Lee Henry  
2131 Fulton Way SW  
Largo, FL 33774  
And  
McClendon, Angela L  
Beneficiary/Personal Representative of Jeannie M. Boyd  
13166 120<sup>th</sup> St. N.  
Largo, FL 33778  
And  
Henry, Clarence  
Son of Robert Lee Henry  
12934 126<sup>th</sup> St. N.  
Largo, FL 33774  
And  
Henry, Jerry (POA for Henry, Clarence)  
12934 126<sup>th</sup> St. N.  
Largo, FL 33774  
And  
Henry, Johnnie Robert (Deceased), et al  
Son of Robert Lee Henry  
Post Office Box 158  
Lowell, FL 32663-0158  
And  
Henry, John R  
Alleged Nephew of May Henry, tenant of property  
12786 126<sup>th</sup> Way  
Largo, FL 33774  
**VIOLATION ADDRESS:** 12789 126<sup>th</sup> Way  
Largo, FL 33774

**VIOLATION(S) for Case CCM-22-00006:**

Code Section	Location	Violation
22-299 (MH)	12789 126 <sup>th</sup> Way Largo, FL 33774	Dwelling in deteriorated condition, i.e., exterior surfaces with rotten wood, peeling paint, mold, and/or stained sections, damaged fascia, soffit and/or roofing sections, and windows/doors which are boarded with wood.
58-304 (TD)	12789 126 <sup>th</sup> Way Largo, FL 33774	Accumulation of materials consisting of a blue plastic barrel, tree debris, scrap metal, and other noxious materials on the property. There are also areas of untended overgrowth of vegetative matter, i.e., grass and weeds.



**1:30 P.M.**

**ITEM: 06**

MATTER: Respondent's Motion for an Extension of Time  
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: 07**

**MATTER:** Respondent's Motion for Rehearing/Reconsideration of Special Magistrate Hearing Order dated May 8, 2023

**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: 08**

**MATTER:** Petitioner's Motion to Initiate Foreclosure  
**CASE NO:** CM16-00016  
**OFFICER:** D. Devol  
**OWNER:** Hoehne, Kathryn B  
**NOTICE ADDRESS:** Kathryn B. Hoehne  
P.O. Box 547  
Ozona, Florida 34660-0547  
And  
Kathryn B. Hoehne, et al  
P.O. Box 547  
Ozona, Florida 34660-0547  
And  
The unknown spouse, heirs, devisees, and/or assignees  
Of Kathryn B. Hoehne  
P.O. Box 547  
Ozona, Florida 34660-0547  
And  
Robert H. Hoehne, Jr., alleged son  
808 Holdcroft Lane  
Rock Hill, SC 29730  
And  
Deirdre Hall Premo  
40844 Lynbrook Dr.  
Zephyrhills, FL 33540  
And  
Deirdre Hall Premo  
PO Box 331  
Newport, TN 37822  
**VIOLATION ADDRESS:** 314 Hillpoint Dr.  
Palm Harbor, FL 34683

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	314 Hillpoint Dr. Palm Harbor, FL 34683	Exterior surfaces have diminished protective treatment, i.e., peeling paint/bare concrete. Soffit repair in the front of the house is failing. Exterior screens are torn.
58-304 (TD)	314 Hillpoint Dr. Palm Harbor, FL 34683	Discarded tree debris, palm fronds, and bagged yard debris.

**ITEM: 09**

**MATTER:** Petitioner's Motion to Initiate Foreclosure  
**CASE NO:** CM-19-00047  
**OFFICER:** F. Piland  
**OWNER:** Keating, William C  
**NOTICE ADDRESS:** Keating, William C  
1275 N Highland Ave.  
Clearwater, FL 33755-3414  
And  
Keating, William C  
1139 Fay Ave.  
Largo, FL 33771-1205  
**VIOLATION ADDRESS:** 1275 N Highland Ave.  
Clearwater, FL 33755

**VIOLATION(S):**

Code Section	Location	Violation
58-304 (TD)	1275 N Highland Ave. Clearwater, FL 33755	Discarded tires, automotive parts, scrap wood, scrap metal, wooden tables, automotive fluids/chemicals, and accumulation of untended growth of vegetative matter i.e., grass/weeds.
138-90 (ZO)	1275 N Highland Ave. Clearwater, FL 33755	Placement of commercial storage containers and shed structure onto the property.
138-355 (ZO)	1275 N Highland Ave. Clearwater, FL 33755	Conducting automotive repair work outside of a completely enclosed building. Exterior storage children's toys, automotive parts, tool, and machinery. Operation of an automotive salvage/junk yard. Parking/Storing of heavy equipment i.e., freight trailer.

**ITEM: 10**

**MATTER:** Code Violation(s)  
**CASE NO:** CCM-23-00045  
**OFFICER:** D. Devol  
**OWNER:** L S F 9 Master Participation Trust  
U S Bank Trust N A TRE  
**NOTICE ADDRESS:** LSF9 Master Participation Trust  
U S Bank Trust  
C/O Hudon Homes Mgmt LLC  
3701 Regent Blvd.  
Ste. 200  
Irving, TX 75063-2296  
And  
L S F 9 Master Participation Trust  
US Bank Trust N A TRE  
16745 West Bernardo Drive  
San Diego, CA 92127  
**VIOLATION ADDRESS:** 3628 15<sup>th</sup> Ave. SE  
Largo, FL 33771

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	3628 15 <sup>th</sup> Ave. SE Largo, FL 33771	Dwelling in disrepair with: Windows missing required windows screens, Exterior wall with a large crack, areas of fascia and soffit have peeling paint and/or green staining. Window partially covered with bare wood.
58-304 (TD)	3628 15 <sup>th</sup> Ave. SE Largo, FL 33771	An accumulation of discarded items such as: a couch, animal enclosure cabinet, wire fencing, pieces of lumber and plywood, plastic bins and buckets, and other similar items scattered throughout the entire property. There is also vegetation debris among the untended overgrowth of grass and weeds.

**ITEM: 11**

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

**CASE NO:** CCM-23-00023

**OFFICER:** F. Piland

**OWNER:** RL&T Management Inc.

**NOTICE ADDRESS:** RL&T Management Inc.  
7329 6<sup>th</sup> Ave. N.  
St. Petersburg, FL 33710  
And  
Tahoe, Ron Registered Agent for  
RL&T Management Inc.  
7329 6<sup>th</sup> Ave. N.  
St. Petersburg, FL 33710  
And  
Tahoe, Ron, Manager for  
RL&T Management Inc.  
7329 6<sup>th</sup> Ave. N.  
St. Petersburg, FL 33710  
And  
Kovalonok, Lyubov, Authorized Member for  
RL&T Management Inc.  
7329 6<sup>th</sup> Ave. N.  
St. Petersburg, FL 33710  
And  
Tahoe, Aidan, Authorized Member for  
RL&T Management Inc.  
7329 6<sup>th</sup> Ave. N.  
St. Petersburg, FL 33710

**VIOLATION ADDRESS:** 3227 70<sup>th</sup> Ave. N.  
St. Petersburg, FL 33702

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

Code Section	Location	Violation
22-299 (MH)	3227 70 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> 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.

**ITEM: 12**

MATTER: Petitioner's Motion to Initiate Foreclosure  
CASE NO: CCM-20-00001  
OFFICER: F. Piland  
OWNER: 5144 Family Rev Trust  
Trustee Company TRE  
NOTICE ADDRESS: 5144 Family Rev Trust  
Trustee Company TRE  
P.O. Box 13002  
St. Petersburg, FL 33733-3002  
And  
The Trustee Company, a Florida  
Corporation, as Trustee for the  
5144 Family RevocableTrust  
P.O. Box 13002  
St. Petersburg, FL 33733-3002  
And  
John W. Andrews, Esq.  
3220 Henderson Blvd.  
Tampa, FL 33609  
And  
Fran Jackson, Vice President of  
The Trustee Company, Trustee of  
5144 Family RevocableTrust  
31564 U.S. 19 N  
Palm Harbor, FL 34684  
And  
L.T.S.C., LLC, Registered Agent for  
Mutual Real Estate, LLC  
924 West Colonial Dr.  
Orlando, FL 32804  
And  
Mutual Real Estate Trust, Managing Member of  
Mutual Real Estate, LLC  
11125 Park Blvd.  
Ste. 104-126  
Seminole, FL 33772  
And  
David M. Calhoun, agent for  
Mutual Real Estate, LLC  
11125 Park Blvd.  
Ste. 104-126  
Seminole, FL 33772  
And  
Jeff Petracco, property manager of  
5144 Family Rev Trust  
Trustee Company TRE  
PO Box 13002  
St. Petersburg, FL 33733-3002  
VIOLATION ADDRESS: 5144 80<sup>th</sup> Way N  
St. Petersburg, FL 33709



**VIOLATION(S) for Case CCM-20-00001:**

Code Section	Location	Violation
22-299 (MH)	5144 80 <sup>th</sup> Way N St. Petersburg, FL 33709	Dwelling in deteriorated condition with broken/boarded windows, missing screens on windows that open to the exterior, diminished paint on exterior of dwelling, and areas of skirting in disrepair.
58-270 (IV)	5144 80 <sup>th</sup> Way N St. Petersburg, FL 33709	The parking/storing of a red Chevrolet Corvette partially disassembled, a white Nissan Maxima with an expired registration tag displayed BCF M54 09-18, and a white Buick sedan with an expired registration tag displayed IES 6LM 09-20.
58-304 (TD)	5144 80 <sup>th</sup> Way N St. Petersburg, FL 33709	Accumulation of discarded household garbage, scrap metal, lumber, interior furniture, automotive parts, air conditioners, tarps, animal cages, cardboard boxes, plastic containers, clothing, tree debris, the untended growth of vegetative matter, and other noxious materials on the property.
138-3703 (ZO)	5144 80 <sup>th</sup> Way N St. Petersburg, FL 33709	A wood fence not maintained in good repair with rotted wood, broken/missing pickets, and a chain link fence in disrepair.