

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

**August 14, 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: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Zoning Clearance Code Violation(s)  
CASE NO: CCM-23-00051  
OFFICER: F. Piland  
OWNER: Schultz, David C  
Schultz, Robin M  
NOTICE ADDRESS: Schultz, David C  
Schultz, Robin M  
7630 74<sup>th</sup> St. N.  
Pinellas Park, FL 33781-2905  
VIOLATION ADDRESS: 7630 74<sup>th</sup> St. N.  
Pinellas Park, FL 33781

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	7630 74 <sup>th</sup> St. N. Pinellas Park, FL 33781	Dwelling and accessory shed structure in deteriorated condition: Dwelling with mold, mildew, and/or stained sections. Shed structure with rotten wood, collapsed and damaged sections.
58-304 (TD)	7630 74 <sup>th</sup> St. N. Pinellas Park, FL 33781	An accumulation of discarded household goods, wooden pallets, and other noxious items. As well as overgrown grass and weeds throughout the property.
138-90 (ZO)	7630 74 <sup>th</sup> St. N. Pinellas Park, FL 33781	For the placement and installation of an above ground pool on a residentially zoned property without first obtaining a Zoning Clearance.

**ITEM: 02**

**MATTER:** Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Zoning Violation(s)

**CASE NO:** CCM-23-00050

**OFFICER:** F. Piland

**OWNER:** Wilkins, Donald

**NOTICE ADDRESS:** Wilkins, Donald  
Wilkins, Ronald F. Sr.  
11982 106<sup>th</sup> St.  
Largo, FL 33773-2206  
And  
Wilkins, Donald  
11982 106<sup>th</sup> St.  
Largo, FL 33773-2206

**VIOLATION ADDRESS:** 11982 106<sup>th</sup> St.  
Largo, FL 33773-2206

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	11982 106 <sup>th</sup> St. Largo, FL 33773-2206	Dwelling in deteriorated condition with exterior surfaces that show rotten wood, peeling paint, mold, and/or stained sections. Missing window and porch screens. Boarded windows. Damaged fascia and soffit.
58-304 (TD)	11982 106 <sup>th</sup> St. Largo, FL 33773-2206	An accumulation of discarded fencing, plastic containers, various metal items, and tree debris. As well as overgrown grass and weeds throughout the property.
138-3703 (ZO)	11982 106 <sup>th</sup> St. Largo, FL 33773-2206	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.

**ITEM: 03**

MATTER: Zoning Code Violation(s)  
CASE NO: CCM-23-00053  
OFFICER: D. Devol  
OWNER: Coleman, Jason R  
Coleman, Michelle Blevin  
NOTICE ADDRESS: Jason Coleman  
Michelle Blevin Coleman  
3460 Forelock Rd.  
Tarpon Springs, FL 34688-9042  
And  
Coleman, Jason R  
Coleman, Michelle Blevin  
3460 Forelock Rd.  
Tarpon Springs, FL 34688-9042  
VIOLATION ADDRESS: 3460 Forelock Rd.  
Tarpon Springs, FL 34688-9042

**VIOLATION(S):**

Code Section	Location	Violation
138-90 (ZO)	3460 Forelock Rd. Tarpon Springs, FL 34688	Development activity and land disturbance on the property to include but not limited to installation of a circular driveway and placement of a dumpster without first obtaining a zoning clearance.

**ITEM: 04**

MATTER: Inoperable Vehicle Code Violation(s); Zoning Violation(s)  
CASE NO: CCM-23-00052  
OFFICER: F. Piland  
OWNER: Bordner, Robert  
NOTICE ADDRESS: Bordner, Robert  
5164 67<sup>th</sup> Way N.  
St. Petersburg, FL 33709-2830  
VIOLATION ADDRESS: 5164 67<sup>th</sup> Way N.  
St. Petersburg, FL 33709

**VIOLATION(S):**

Code Section	Location	Violation
58-270 (IV)	5164 67 <sup>th</sup> Way N. St. Petersburg, FL 33709	Parking and storing of inoperable vehicles on a residentially zoned property, i.e. Utility trailer without a current registration tag affixed, boat trailer without a current registration tag affixed and flat tires, red truck (unknown make/model) without a current registration tag affixed, boat with FL decal 7028 CB and without a current registration decal affixed.
138-3220 (ZO)	5164 67 <sup>th</sup> Way N. St. Petersburg, FL 33709	Outdoor storage of items which are not permissible to be stored outdoors on a residentially zoned property i.e. trash and debris, scrap metal, and vehicular parts.

**1:30 P.M.**

**ITEM: 05**

**MATTER:** Respondent's 2<sup>nd</sup> Request for Extension of Time and  
Respondent's Objection to Affidavit of Non-Compliance for  
Zoning Code Violation(s)

**CASE NO:** CCM-22-00068

**OFFICER:** D. Devol

**OWNER:** Kakusha Properties LLC

**NOTICE ADDRESS:** Kakusha Properties LLC  
491 Riverside Dr.  
Tarpon Springs, FL 34689-2565  
and  
Kappas, Dennis Registered Agent for  
Kakusha Properties, LLC  
491 Riverside Dr.  
Tarpon Springs, FL 34689-2565  
and  
Kappas, Dennis Manager for  
Kakusha Properties, LLC  
491 Riverside Dr.  
Tarpon Springs, FL 34689-2565  
And  
Anthone R. Damianakis, Esq. (Attorney for Respondent)  
Peacock, Gaffney, & Damianakis, P.A.  
2348 Sunset Point Road  
Clearwater, FL 33765

**VIOLATION ADDRESS:** 205 Dempsey Rd  
Palm Harbor, FL 34683

**VIOLATION(S):**

Code Section	Location	Violation
138-179 (ZO)	205 Dempsey Rd Palm Harbor, FL 34683	Failure to adhere to conditions set forth in the approved site plan 8769W.

**ITEM: 06****MATTER:**

Commercial Minimum Housing Code Violation(s); Zoning Code Violation(s)

**CASE NO:**

CCM-23-00054

**OFFICER:**

D. Devol

**OWNER:**

S&amp;K Gold Coast Real Estate Holdings LLC

**NOTICE ADDRESS:**

S&amp;K Gold Coast Real Estate Holdings LLC

18121 Patterson Rd.

Odessa, FL 3556-2214

And

PAZLAW, Registered Agent for

S&amp;K Gold Coast Real Estate Holdings LLC

And

Koschnick, Clifford, Manager and Authorized Member of

S&amp;K Gold Coast Real Estate Holdings LLC

18121 Patterson Rd.

Odessa, FL 3556-2214

**VIOLATION ADDRESS:**

2350 Curlew Rd.

Palm Harbor, FL 34683

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (Commercial MH)	2350 Curlew Rd. Palm Harbor, FL 34683	Exterior of the structure is not maintained in good repair to include but not limited to boarded openings, rusted and deteriorating metal on the roof eaves and fascia. Wood fence in disrepair with broken and/or missing pickets. Outdoor storage of building material, i.e., pallet of brick pavers and pieces of lumber. Also, old PVC fencing posts that have not yet been removed.
138-90 (ZO)	2350 Curlew Rd. Palm Harbor, FL 34683	Placing a pergola, outdoor seating, outdoor electric outlet with accessory box, dumpster, and dumpster enclosure on the property without first obtaining a zoning clearance.

**ITEM: 07****MATTER:**

Minimum Housing Code Violation(s); Inoperable Vehicle Code Violation(s); Trash and Debris Code Violation(s)

**CASE NO:**

CCM-23-00055

**OFFICER:**

D. Devol

**OWNER:**

CNK1 LLC

**NOTICE ADDRESS:**

CNK 1 LLC

5359 Pine Bark Lane

Wesley Chapel, FL 33543-4456

and

CNK1 LLC

5359 Pine Bark Lane

Wesley Chapel, FL 33543-4456

and

Carmeli, Eyal, Registered Agent for

CNK1 LLC

5359 Pine Bark Lane

Wesley Chapel, FL 33543-4456

And

Kattan, Sharon R, Authorized Member for

CNK1 LLC

647 Ruskin Rd.

Clearwater, FL 33765

And

Carmeli, Eyal, Authorized Member for

CNK1 LLC

5359 Pine Bark Lane

Wesley Chapel, FL 33543-4456

**VIOLATION ADDRESS:** 15181 Westminister Ave.

Clearwater, FL 33760

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	15181 Westminister Ave. Clearwater, FL 33760	Dwelling is missing required window screens. Back door is blocked by washer and dryer causing the egress to be obstructed.
58-270 (IV)	15181 Westminister Ave. Clearwater, FL 33760	Parking/storing of an inoperable vehicle on the property, i.e., flat bed hauling trailer with no current registration tag affixed.
58-304 (TD)	15181 Westminister Ave. Clearwater, FL 33760	An accumulation of discarded items, i.e., brick pavers, plastic buckets and bins, disassembled kids toys, washer and dryer, glass aquarium, wood pallet, tarps, and other noxious items litter around the property. There is also overgrowth of untended vegetative matter, i.e. grass and weeds.
138-3351	15181 Westminister Ave. Clearwater, FL 33760	Chickens are not permitted to be placed or maintained on a duplex type residential property.



**ITEM: 08**

**MATTER:** Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Zoning Code Violation(s)

**CASE NO:** CCM-23-00056

**OFFICER:** D. Devol

**OWNER:** CNK1 LLC

**NOTICE ADDRESS:** CNK 1 LLC  
15197 Westminister Ave.  
Clearwater, FL 33760  
and  
CNK1 LLC  
5359 Pine Bark Lane  
Wesley Chapel, FL 33543-4456  
and  
Carmeli, Eyal, Registered Agent for  
CNK1 LLC  
5359 Pine Bark Lane  
Wesley Chapel, FL 33543  
And  
Kattan, Sharon R, Authorized Member for  
CNK1 LLC  
647 Ruskin Rd.  
Clearwater, FL 33765  
And  
Carmeli, Eyal, Authorized Member for  
CNK1 LLC  
5359 Pine Bark Lane  
Wesley Chapel, FL 33543

**VIOLATION ADDRESS:** 15197 Westminister Ave.  
Clearwater, FL 33760

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	15197 Westminister Ave. Clearwater, FL 33760	Dwelling is missing required window screens.
58-304 (TD)	15197 Westminister Ave. Clearwater, FL 33760	Discarded white garbage bags next to the house and an accumulation of untended vegetative overgrowth throughout the property.
138-3703 (ZO)	15197 Westminister Ave. Clearwater, FL 33760	Chain link fence in disrepair with sections that are detached, bent, and/or leaning.

**ITEM: 09**

**MATTER:** Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Zoning Code Violation(s)  
**CASE NO:** CCM-23-00057  
**OFFICER:** D. Devol  
**OWNER:** Myrick, Albert  
**NOTICE ADDRESS:** Albert Myrick  
1580 Oak Village Dr.  
Largo, FL 33778  
**VIOLATION ADDRESS:** 1580 Oak Village Dr.  
Largo, FL 33778

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	1580 Oak Village Dr. Largo, FL 33778	Dwelling in a deteriorated state with damaged garage door, hole in the front exterior wall, front door has missing hardware and diminished paint, ceiling above the front door has rotten/cracked wood that is bent and exposes a hole in the roof. AC window unites not properly installed/secured. Staining on exterior walls.
58-304 (TD)	1580 Oak Village Dr. Largo, FL 33778	An accumulation of discarded household trash, clothing, aluminum cans, plastic bottles and other noxious items scattered throughout the property. There is also excessive overgrowth of vegetative matter, i.e., grass, weeds, and other plants and bushes.
138-3703 (ZO)	1580 Oak Village Dr. Largo, FL 33778	Failure to maintain a chain link fence in a state of good repair. Fence has damaged sections, with disconnected tops and bent rails.