

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

**October 9, 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:** Respondent's Petition to Rehear the 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: 02**

**MATTER:** Respondent's Petition For An Extension Of Time  
**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, ie. 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: 03**

**MATTER:** Respondent's Petition For An Extension Of Time  
**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 window panes.
58-270 (IV)	1711 Crawford Ave. Clearwater, FL 33756	Parking/storing of an inoperable vehicle on the property, ie. 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: 04**

**MATTER:** Respondent's Petition For An Extension Of Time  
**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, ie. grass, weeds, bushes, and plants. There is also discarded 55 gallon metal containers.

**ITEM: 05**

**MATTER:** Respondent's Petition For An Extension Of Time  
**CASE NO:** CCM-23-00008  
**OFFICER:** F. Piland  
**OWNER:** Bui, Sang T and Nguyen, Xuanhong T  
**NOTICE ADDRESS:** Bui, Sang T and Nguyen, Xuanhong T  
6979 Richardson Rd.  
Sarasota, FL 34240-9451  
**VIOLATION ADDRESS:** 6660 46<sup>th</sup> Ave.  
St. Petersburg, FL 33709

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (MH)	6660 46 <sup>th</sup> Ave. St. Petersburg, FL 33709	Failure to maintain the premises and/or structures i.e., An accumulation of garbage, trash, debris and/or other similar items. Building in deteriorated condition with damaged roofing, damaged walls, diminished paint, bare concrete, bare wood, and missing doors/windows.

**ITEM: 06**

**MATTER:** Minimum Housing Code Violation(s); Trash and Debris Code Violation(s)  
**CASE NO:** CCM-23-00070  
**OFFICER:** T. Thompson  
**OWNER:** M&A Realty Services LLC  
**NOTICE ADDRESS:** M&A Realty Services LLC  
137-12 70<sup>th</sup> Rd.  
2<sup>nd</sup> FLR  
Flushing, NY 11367-1930  
And  
M&A Realty Services LLC  
12225 Armenia Gables Cir  
Tampa, FL 33612  
And  
M & A Realty Services LLC  
137-12 70<sup>th</sup> Rd.  
Flushing, NY 11367  
And  
Devenne, Jennifer, Registered Agent for  
M & A Realty Services LLC  
8532 Shallow Creek Ct.  
New Port Richey, FL 34653  
And  
Natanov, Albert, Manager of  
M & A Realty Services LLC  
137-12 70<sup>th</sup> Rd.  
Flushing, NY 11367  
**VIOLATION ADDRESS:** 15525 George Blvd.  
Clearwater, FL 33760

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	15525 George Blvd. Clearwater, FL 33760	Soffits lacking a protective treatment i.e; paint. Missing screens on windows that open to the outside.
58-304 (TD)	15525 George Blvd. Clearwater, FL 33760	Accumulation of discarded plywood, a truck topper, buckets, a rear bumper, dresser with mirror, animal cages, cardboard boxes, and other similar noxious materials throughout the property, among untended growth of vegetative matter i.e; grass and weeds.

**ITEM: 07**

**MATTER:** Minimum Housing Code Violation(s); Trash and Debris Code Violation(s)  
**CASE NO:** CCM-23-00067  
**OFFICER:** F. Piland  
**OWNER:** Prosser, Darren  
Prosser, Sarit Tsabari  
**NOTICE ADDRESS:** Prosser, Darren  
Prosser, Sarit Tsabari  
13049 Clay Ave.  
Largo, FL 33773-1128  
**VIOLATION ADDRESS:** 13049 Clay Ave.  
Largo, FL 33773

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	13049 Clay Ave. Largo, FL 33773	Dwelling in deteriorated condition with exterior surfaces that show peeling paint, mold, and/or stained sections. Rotten and/of damaged roofing deck boards, and a damaged cement windowsill.
58-304 (TD)	13049 Clay Ave. Largo, FL 33773	An accumulation of discarded tree debris, glass pane, plastic containers, recliner, and other noxious items. As well as overgrown grass, weeds, tree, and/or plant life throughout the property.



**ITEM: 08**

**MATTER:** Minimum Housing Code Violation(s); Zoning Code Violation(s)  
**CASE NO:** CCM-23-00068  
**OFFICER:** D. Devol  
**OWNER:** Tip Top Toys LLC  
**NOTICE ADDRESS:** Tip Top Toys LLC  
2582 Haas Ave.  
Clearwater, FL 33763  
and  
Chong, Wayne Y., Registered Agent for  
Tip Top Toys LLC  
2582 Haas Ave.  
Clearwater, FL 33763  
and  
Chong, Wayne Y., Manager for  
Tip Top Toys LLC  
2582 Haas Ave.  
Clearwater, FL 33763  
And  
Chong, Debora L., Manager for  
Tip Top Toys LLC  
2582 Haas Ave.  
Clearwater, FL 33763  
**VIOLATION ADDRESS:** 2582 Haas Ave.  
Clearwater, FL 33763

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (Comm MH)	2582 Haas Ave. Clearwater, FL 33763	Exterior of the property is not free of nuisances, with an accumulation of inoperable vehicles, car parts, tires and overgrowth of vegetative matter, ie. grass and weeds.
138-90 (ZO)	2582 Haas Ave. Clearwater, FL 33763	Placement of a dumpster, box truck, and expansion of an auto repair business onto the County Right of Way without an approved zoning clearance.

**ITEM: 09**

**MATTER:** Zoning Code Violation(s)  
**CASE NO:** CCM-23-00069  
**OFFICER:** D. Devol  
**OWNER:** Tip Top Toys LLC  
**NOTICE ADDRESS:** Tip Top Toys LLC  
2582 Haas Ave.  
Clearwater, FL 33763  
and  
Chong, Wayne Y., Registered Agent for  
Tip Top Toys LLC  
2582 Haas Ave.  
Clearwater, FL 33763  
and  
Chong, Wayne Y., Manager for  
Tip Top Toys LLC  
2582 Haas Ave.  
Clearwater, FL 33763  
And  
Chong, Debora L., Manager for  
Tip Top Toys LLC  
2582 Haas Ave.  
Clearwater, FL 33763  
**VIOLATION ADDRESS:** 0 Haas Ave  
Clearwater, FL 33763  
(a/k/a parcel ID # 06-29-16-34866-000-0110)

**VIOLATION(S):**

Code Section	Location	Violation
138-90 (ZO)	0 Haas Ave Clearwater, FL 33763 (a/k/a parcel ID # 06-29-16-34866-000-0110)	Parking and/or storing of inoperable vehicles and watercraft on a vacant parcel without first obtaining a zoning clearance.

**ITEM: 10**

**MATTER:** Minimum Housing Code Violation(s)  
**CASE NO:** CCM-23-00072  
**OFFICER:** D. Devol  
**OWNER:** Tip Top Toys LLC  
**NOTICE ADDRESS:** Tip Top Toys LLC  
2582 Haas Ave.  
Clearwater, FL 33763  
and  
Chong, Wayne Y., Registered Agent for  
Tip Top Toys LLC  
2582 Haas Ave.  
Clearwater, FL 33763  
and  
Chong, Wayne Y., Manager for  
Tip Top Toys LLC  
2582 Haas Ave.  
Clearwater, FL 33763  
And  
Chong, Debora L., Manager for  
Tip Top Toys LLC  
2582 Haas Ave.  
Clearwater, FL 33763  
**VIOLATION ADDRESS:** 2566 Haas Ave  
Clearwater, FL 33763

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (Comm MH)	Tip Top Toys LLC 2566 Haas Ave Clearwater, FL 33763	Structure not in a state of good repair with diminished and/or peeling paint and rotten wood along the fascia area. An accumulation of discarded items, ie. tires and pieces of a concrete pond/fountain. Also untended vegetative overgrowth of grass and weeds.

**ITEM: 11**

**MATTER:** Inoperable Vehicles Code Violation(s); Trash and Debris Code Violation(s); Zoning Code Violation(s);

**CASE NO:** CCM-23-00074

**OFFICER:** F. Piland

**OWNER:** Halenkamp, Barry A  
Vivona, Debbie

**NOTICE ADDRESS:** Halenkamp, Barry A  
Vivona, Debbie  
403 14<sup>th</sup> St. NW  
Largo, FL 33770-2228  
and  
Halenkamp, Barry S  
403 14<sup>th</sup> St. NW  
Largo, FL 33770-2228

**VIOLATION ADDRESS:** 8066 49<sup>th</sup> Ave.  
St. Petersburg, FL 33709

**VIOLATION(S):**

Code Section	Location	Violation
58-270 (Inoperable Vehicles)	8066 49 <sup>th</sup> Ave. St. Petersburg, FL 33709	Parking/storing of inoperable vehicles on the property, i.e. (1) Ford F-350 with expired registration tag GPPF41 (4-23), (2) Fleetwood Terry Resort Travel Trailer without a current registration tag affixed and a flat tire. (3) VW Jetta with expired registration tag LPSP09 (5-23).
58-304 (TD)	8066 49 <sup>th</sup> Ave. St. Petersburg, FL 33709	The accumulation of discarded bagged trash, household goods, scattered litter, tree debris, scrap wood, derelict fencing, and other similar items. There is also untended growth of vegetative matter i.e. overgrown grass and weeds.
138-3703 (Zoning)	8066 49 <sup>th</sup> Ave. St. Petersburg, FL 33709	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: 12**

**Continued to November 13, 2023**

**MATTER:** Minimum Housing Code Violation(s)  
**CASE NO:** CCM-23-00060  
**OFFICER:** D. Devol  
**OWNER:** First-Citizens Bank & Trust Co  
**NOTICE ADDRESS:** First-Citizens Bank & Trust Co  
3637 Sentara Way  
Virginia Beach, VA 23452  
and  
Vanessa Keith Almonte  
AT Brokers  
Code Compliance Department  
**VIOLATION ADDRESS:** 500 Palm Ave  
Palm Harbor, FL 34683

**VIOLATION(S):**

Code Section	Location	Violation
22-278 (MH)	500 Palm Ave Palm Harbor, FL 34683	The dwelling is deemed unfit for human habitation due to the usage of substandard building materials during construction.

**ITEM: 13**

**MATTER:** Trash and Debris Code Violation(s)  
**CASE NO:** CCM-23-00075  
**OFFICER:** D. Batt  
**OWNER:** ZW Properties LLC  
**NOTICE ADDRESS:** ZW Properties LLC  
4915 68<sup>th</sup> St. N.  
St. Petersburg, FL 33709-2943  
and  
United States Corporation Agents, Inc., Registered Agents  
for ZW Properties LLC  
476 Riverside Ave.  
Jacksonville, FL 32202  
And  
Ziegler, Andrew, Authorized Member of  
ZW Properties LLC  
4915 68<sup>th</sup> St. N.  
St. Petersburg, FL 33709-2943  
**VIOLATION ADDRESS:** 6614 50<sup>th</sup> Ave. N.  
St. Petersburg, FL 33709

**VIOLATION(S):**

Code Section	Location	Violation
58-304 (TD)	6614 50 <sup>th</sup> Ave. N. St. Petersburg, FL 33709	The overgrowth of vegetative matter i.e. grass and weeds and the accumulation of tree debris, discarded box spring and other miscellaneous items throughout the property.

**ITEM: 14**

**MATTER:** Trash and Debris Code Violation(s)  
**CASE NO:** CCM-23-00071  
**OFFICER:** F. Piland  
**OWNER:** 6090 LLC  
**NOTICE ADDRESS:** 6090 LLC  
8200 113<sup>th</sup> St.  
Ste 103  
Seminole, FL 33772-4111  
and  
CPA Partners, L.L.C., Registered Agent for  
6090 LLC  
8200 113<sup>th</sup> Street  
Suite 103  
Seminole, FL 33772-4111  
And  
Level Up Holdings, LLC, Authorized Member of  
6090 LLC  
1209 Orange St.  
Wilmington, FL 19801  
And  
Level Up Holdings, LLC  
7901 4<sup>th</sup> St. N.  
Ste. 300  
St. Petersburg, FL 33702  
And  
Registered Agents Inc, Registered Agent of  
Level Up Holdings, LLC  
7901 4<sup>th</sup> St. N.  
Ste. 300  
St. Petersburg, FL 33702  
**VIOLATION ADDRESS:** 6090 Seminole Blvd.  
Seminole, FL 33772

**VIOLATION(S):**

Code Section	Location	Violation
138-90 (ZO)	6090 Seminole Blvd. Seminole, FL 33772	The expansion of paved surfaces, repaving and restriping of a parking lot, and the installation of fencing which exceeds 6ft in height without first obtaining a zoning clearance.

**ITEM: 15**

**MATTER:** Minimum Housing Code Violation(s); Zoning Code Violation(s)  
**CASE NO:** CCM-23-00073  
**OFFICER:** F. Piland  
**OWNER:** 4800 Land Trust  
Trustee Partners of Mid Florida LLC TRE  
**NOTICE ADDRESS:** 4800 Land Trust  
Trustee Partners of Mid Florida LLC TRE  
Mid Florida LLC TRE  
PO Box 7493  
Seminole, FL 33775-7493  
**VIOLATION ADDRESS:** 4800 Welch Cswy  
St. Petersburg, FL 33708

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	4800 Welch Cswy St. Petersburg, FL 33708	Dwelling and/or accessory garage structure in deteriorated condition with exterior surfaces with rotten wood, peeling paint, mold, and/or stained sections. Damaged fascia and soffit sections. Tarped covered roofing.
138-3220 (ZO)	4800 Welch Cswy St. Petersburg, FL 33708	The outdoor storage of items which are not permissible on a residentially zoned property i.e., contractor supplies, scrap metal, plastic containers, trash and debris, building materials, automotive battery and other similar items.



**ITEM: 16**

**MATTER:** Respondent's Motion To Set Aside Lien  
**CASE NO:** CCM-22-00027  
**OWNER:** SEJE Inc.  
**NOTICE ADDRESS:** SEJE Inc.  
Sean Cordner-James/Reg Agent  
1955 Carroll St.  
Clearwater, FL 33765  
and  
SEJE Inc.  
1955 Carroll St.  
Clearwater, FL 33765  
and  
Cordner-James, Sean  
President of SEJE Inc.  
1955 Carroll St.  
Clearwater, FL 33765  
and  
Gray, Jessie  
Treasurer of SEJE Inc  
1955 Carroll St.  
Clearwater, FL 33765  
and  
Cordner-James, Christina  
Vice-President of SEJE Inc  
1955 Carroll St.  
Clearwater, FL 33765  
**VIOLATION ADDRESS:** 1926 Carroll St. a/k/a vacant lot directly south of 1943  
Sherwood St.  
Clearwater, FL 33765

**VIOLATION(S):**

Code Section	Location	Violation
138-90 (ZO)	1926 Carroll St. a/k/a vacant lot directly south of 1943 Sherwood St. Clearwater, FL 33765	Operation of a vehicle storage yard, and the placement/maintaining of a large metal awning structure of approximately thirty (30) by thirty-five (35) feet in size without first obtaining a zoning clearance.