

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

**January 22, 2024**

**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 Request for an Extension of Time

**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: 02**

**CANCELLED**

MATTER: Zoning Code Violation(s)  
CASE NO: CCM-23-00033  
OFFICER: D. Devol  
OWNER: Solid Rock Community School Inc.  
NOTICE ADDRESS: Solid Rock Community School Inc.  
2979 Grey Oaks Blvd.  
Tarpon Springs, FL 34688-8158  
and  
Fasnacht, Eric, Registered Agent for  
Solid Rock Community School Inc.  
2979 Grey Oaks Blvd.  
Tarpon Springs, FL 34688-8158  
and  
Fasnacht, Michele, President for  
Solid Rock Community School Inc.  
2979 Grey Oaks Blvd.  
Tarpon Springs, FL 34688-8158  
and  
Benedetto, Melinda, Treasurer for  
Solid Rock Community School Inc.  
3434 Seffner Drive  
Holiday, FL 34691  
And  
Yost, Melissa, Secretary for  
Solid Rock Community School Inc.  
6151 Vermont Ave.  
New Port Richey, FL 34653  
And  
Katie Cole, Esq. (Attorney for Respondent)  
Hill Ward Henderson (Clearwater Office)  
600 Cleveland Street  
Suite 800  
Clearwater, FL 33755  
And  
Matthew Kelly, Esq. (Attorney for Respondent)  
101 East Kennedy Boulevard  
Suite 3700  
Tampa, FL 33602  
VIOLATION ADDRESS: 3561 Keystone Rd.  
Tarpon Springs, FL 34688

**VIOLATION(S):**

Code Section	Location	Violation
138-90 (ZO)	3561 Keystone Rd. Tarpon Springs, FL 34688	Development activity and land disturbance on the property without first obtaining a zoning clearance.

**ITEM: 03**

**CANCELLED**

MATTER: Case Status  
CASE NO: CCM-22-00027  
OFFICER: D. Devol  
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.

**ITEM: 04**

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

**CASE NO:** CCM-23-00087

**OFFICER:** F. Piland

**OWNER:** Ahumada, Francisco

**NOTICE ADDRESS:** Ahumada, Francisco  
5755 75<sup>th</sup> Ave.  
Pinellas Park, FL 33781  
And  
Ahumada, Francisco  
7694 62<sup>nd</sup> St. N.  
Pinellas Park, FL 33781

**VIOLATION ADDRESS:** 5343 72<sup>nd</sup> St.  
St. Petersburg, FL 33709

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	5343 72 <sup>nd</sup> St. St. Petersburg, FL 33709	Dwelling in deteriorated condition with exterior surfaces that show bare wood, peeling paint, mold, and/or stained sections. Damaged areas of fascia and soffit. Missing soffit vent screens, a wood boarded window, and a window with broken glass.
58-304 (TD)	5343 72 <sup>nd</sup> St. St. Petersburg, FL 33709	The accumulation of discarded household goods, scattered litter, tree debris, scarp wood, building materials, washing machine, fencing, and other similar items. There is also untended growth of vegetative matter i.e. overgrown grass and weeds throughout the property.
138-3210 (ZO)	5343 72 <sup>nd</sup> St. St. Petersburg, FL 33709	The prohibited utilization of a recreational vehicle and/or travel trailer as a secondary dwelling unit on a residentially zoned property.

**ITEM: 05**

**MATTER:** Minimum Housing Code Violation(s); Trash and Debris Code Violation(s)  
**CASE NO:** CCM-23-00088  
**OFFICER:** F. Piland  
**OWNER:** Massey, Phyllis EST  
**NOTICE ADDRESS:** Massey, Phyllis EST  
10270 122<sup>nd</sup> Ave.  
Largo, FL 33773-2135  
And  
Massey, Paul  
10270 122<sup>nd</sup> Ave.  
Largo, FL 33773  
And  
The unknown spouse, heirs, devisees, and/or assignees for the Massey, Phillis Est, et al.  
10270 122<sup>nd</sup> Ave.  
Largo, FL 33773  
And  
The unknown spouse, heirs, devisees, and/or assignees for the Massey, Phyllis Est, et al.  
10270 122<sup>nd</sup> Ave.  
Largo, FL 33773  
**VIOLATION ADDRESS:** 10270 122<sup>nd</sup> Ave.  
Largo, FL 33773

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	10270 122 <sup>nd</sup> Ave. Largo, FL 33773	Dwelling in deteriorated condition with exterior surfaces that show rotten wood, peeling paint, mold, and/or stained sections. Damaged front door, and a broken window.
58-304 (TD)	10270 122 <sup>nd</sup> Ave. Largo, FL 33773	The accumulation of scattered litter, plastic containers, tile, and the untended growth of vegetative matter i.e., overgrown grass and weeds throughout the property.

**ITEM: 06**

MATTER: Trash and Debris Code Violation(s); Zoning Violation(s)  
CASE NO: CCM-23-00096  
OFFICER: F. Piland  
OWNER: Ma, Chap  
NOTICE ADDRESS: Ma, Chap  
7660 SE Henderson St.  
Portland, OR 97206-7824  
And  
VIOLATION ADDRESS: 3935 56<sup>th</sup> Ave. N.  
St. Petersburg, FL 33714

**VIOLATION(S):**

Code Section	Location	Violation
58-304 (TD)	3935 56 <sup>th</sup> Ave. N. St. Petersburg, FL 33714	The accumulation of discarded building materials, concrete blocks, Plywood, silt screen, and other similar items. There is also the untended growth of vegetative matter throughout the property i.e., overgrown grass and weeds.
138-3703 (Zoning)	3935 56 <sup>th</sup> Ave. N. St. Petersburg, FL 33714	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. As well as the use of non-standard fencing materials without first obtaining County approval. i.e., plywood.

**ITEM: 07**

**MATTER:** Minimum Housing Code Violation(s)  
**CASE NO:** CCM-23-00090  
**OFFICER:** D. Devol  
**OWNER:** Singleton, Katarzyna  
Gatto, Joseph  
**NOTICE ADDRESS:** Singleton, Katarzyna  
Gatto, Joseph  
510 George St. S.  
Tarpon Springs, FL 34688  
**VIOLATION ADDRESS:** 2620 Trent Rd.  
Palm Harbor, FL 34684

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	2620 Trent Rd. Palm Harbor, FL 34684	The exterior of the property is in disrepair to include but not limited to exposed wood, staining and peeling paint on exterior walls, concrete wall adjacent walls, concrete wall adjacent to garage in disrepair with cracking and staining, gutters and downspouts are in disrepair with rotten wood and peeling paint, and a large section of the ceiling is missing above the front door.



**ITEM: 08**

**MATTER:** Inoperable Vehicle Code Violation(s); Trash and Debris Code Violation(s)  
**CASE NO:** CCM-23-00089  
**OFFICER:** D. Devol  
**OWNER:** Walz, Kenneth G Liv Trust  
Walz, Kenneth G TRE  
**NOTICE ADDRESS:** Walz, Kenneth G Liv Trust  
Walz, Kenneth G TRE  
1519 Citrus St.  
Clearwater, FL 33756  
**VIOLATION ADDRESS:** 1519 Citrus St  
Clearwater, FL 33756

**VIOLATION(S):**

Code Section	Location	Violation
58-270 (IV)	1519 Citrus St Clearwater, FL 33756	Parking/storing of inoperable vehicles(s), i.e., Silver Oldsmobile Alero FL tag AQI48 and a White Chevy Camero FL tag MBY-728 both with expired registration tags displayed.
58-304 (TD)	1519 Citrus St Clearwater, FL 33756	An accumulation of untended overgrowth of grass and weeds throughout the property.

**ITEM: 09**

**MATTER:** Trash and Debris Code Violation(s); Zoning Violation(s)  
**CASE NO:** CCM-23-00091  
**OFFICER:** D. Devol  
**OWNER:** New Dream Investments LLC  
**NOTICE ADDRESS:** New Dream Investments LLC  
103 21<sup>st</sup> St.  
Belleair Beach, FL 33786  
And  
New Dream Investments LLC  
7901 4<sup>th</sup> St. N.  
Ste. 300  
St. Petersburg, FL 33772  
And  
Registered Agents Inc for  
New Dream Investments LLC  
7901 4<sup>th</sup> St. N.  
Ste. 300  
St. Petersburg, FL 33772  
And  
Sampaio, Ana, Manager for  
New Dream Investments LLC  
10065 Bayou Grande Ave.  
Seminole, FL 33772-6002  
And  
Good Dream, LDA, Authorized Member for  
New Dream Investments LLC  
10065 Bayou Grande Ave.  
Seminole, FL 33772-6002  
And  
Sampaio, Ricardo, Authorized Member for  
New Dream Investments LLC  
10065 Bayou Grande Ave.  
Seminole, FL 33772-6002  
**VIOLATION ADDRESS:** 3817 15<sup>th</sup> Ave. SE  
Largo, FL 33771

**VIOLATION(S):**

Code Section	Location	Violation
58-304 (TD)	3817 15 <sup>th</sup> Ave. SE Largo, FL 33771	An accumulation of discarded tires, appliances, a TV, automotive parts, shelving, pool slide, storm door, wood pallets, and numerous other noxious items scattered throughout the property.
138-90 (ZO)	3817 15 <sup>th</sup> Ave. SE Largo, FL 33771	Placement/installation of an inground swimming pool without first obtaining a zoning clearance.

**ITEM: 10**

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

**CASE NO:** CCM-23-00092

**OFFICER:** F. Piland

**OWNER:** Troutman, John E  
Troutman, Rachelle

**NOTICE ADDRESS:** Troutman, John E  
Troutman, Rachel  
13142 Clay Ave.  
Largo, FL 33773-1129  
And  
Troutman, Rachelle  
1655 South Highland Ave.  
Apt. F 129  
Clearwater, FL 33756

**VIOLATION ADDRESS:** 13142 Clay Ave.  
Largo, FL 33773

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	13142 Clay Ave. Largo, FL 33773	Dwelling in deteriorated condition with exterior surfaces that show rotten wood, bare untreated wood, diminished paint, mold, and/or stained sections.
58-270 (IV)	13142 Clay Ave. Largo, FL 33773	Parking/storing of inoperable vehicles on the property, i.e., White Chevrolet 1500 with a flat tire and a boat trailer without a current registration tag affixed.
58-304 (TD)	13142 Clay Ave. Largo, FL 33773	The accumulation of discarded bagged trash, household goods, scrap wood, building materials, and other similar items.
138-3703 (Zoning/Fencing)	13142 Clay Ave. Largo, FL 33773	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: 11**

**MATTER:** Minimum Housing Code Violation(s)  
**CASE NO:** CCM-23-00093  
**OFFICER:** D. Devol  
**OWNER:** Gordon, Philip Scott  
**NOTICE ADDRESS:** Gordon, Philip Scott  
112 Poinciana Ln  
Largo, FL 33770-2614  
**VIOLATION ADDRESS:** 112 Poinciana Ln  
Largo, FL 33770-2614

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	112 Poinciana Ln Largo, FL 33770-2614	Dwelling, pool, and pool enclosure in deteriorated condition with: Exterior surfaces of the dwelling have areas with peeling paint and damaged stucco. Pool screened enclosure has torn screens. Pool is not being maintain and has stagnant green water. Tarp covering sliding door is also torn.

**ITEM: 12**

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

**CASE NO:** CCM-23-00094

**OFFICER:** D. Devol

**OWNER:** Corean, Samuel Thomas

**NOTICE ADDRESS:** Corean, Samuel Thomas  
735 Patterson St.  
Clearwater, FL 33756

**VIOLATION ADDRESS:** 735 Patterson St.  
Clearwater, FL 33756

**VIOLATION(S):**

Code Section	Location	Violation
22-280 (MH)	735 Patterson St. Clearwater, FL 33756	Dwelling is in a severely dilapidated state and unfit for human habitation due to unsafe conditions that exist.
22-299 (MH)	735 Patterson St. Clearwater, FL 33756	Dwelling is missing walls, windows, windows screens, and doors. Walls that are present have rotten wood and/or bare wood without a protective coating. Roof has sections covered with a tarp, areas of rotten wood, multiple holes, and no shingles. Wood floor is rotten and/or missing sections with exposed floor joists.
58-304 (TD)	735 Patterson St. Clearwater, FL 33756	Pieces of discarded lumber among the accumulation of untended overgrowth of grass and weeds.
138-90 (ZO)	735 Patterson St. Clearwater, FL 33756	Placement of an accessory structure/building on the property without first obtaining a zoning clearance.
138-3220 (ZO)	735 Patterson St. Clearwater, FL 33756	Outdoor storage of non-permissible items on a residentially zoned property such as: washer, dryer, hot water heater, tools and tool cabinets, extension cords, cleaners, solvents, and other similar miscellaneous items that are not behind a privacy fence or otherwise generally screened from public view.

**ITEM: 13**

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

**CASE NO:** CCM-23-00095

**OFFICER:** F. Piland

**OWNER:** JK Consulting LLC

**NOTICE ADDRESS:** JK Consulting LLC  
116 Eaton Dr.  
Middletown, OH 45044-4906  
and  
Krachenfels, Jon  
Managing member and Registered Agent for  
JK Consulting LLC  
1029 S. County Line Rd.  
Johnstown, OH 43031  
And  
Krachenfels, Jon  
Managing member and Registered Agent for  
JK Real Estate Consulting, LLC  
1029 S. County Line Rd.  
Johnstown, OH 43031  
And  
Krachenfels, Jon  
Managing member and Registered Agent for  
JK Consulting LLC  
19351 Flamingo Blvd.  
Livonia, MI 48152  
And  
Krachenfels, Jon  
Managing member and Registered Agent for  
JK Real Estate Consulting, LLC  
19351 Flamingo Blvd.  
Livonia, MI 48152  
And  
Krachenfels, Jonathan D  
5151 Woodbridge Ave.  
Powell, OH 43065  
And  
JK Consulting LLC  
14731 Summersong Lane  
Delray Beach, FL 33484  
and  
Krauss, Judith, Registered Agent for  
JK Consulting LLC  
14731 Summersong Lane  
Delray Beach, FL 33484

**VIOLATION ADDRESS:** 3589 50<sup>th</sup> Ave  
St. Petersburg, FL 33714

**VIOLATION(S) for Case CCM-23-00095:**

Code Section	Location	Violation
22-299 (MH)	3589 50 <sup>th</sup> Ave St. Petersburg, FL 33714	Dwelling in deteriorated condition with roofing covered in tree debris, leaf litter, and vegetative growth, damaged soffit, missing window screens, and damaged door hardware.
58-304 (TD)	3589 50 <sup>th</sup> Ave St. Petersburg, FL 33714	The accumulation of discarded chemical containers, scattered litter, tree debris, and other similar items. There is also the untended growth of vegetative matter through the property i.e., overgrown grass and weeds.
138-3703 (Zoning-Fence)	3589 50 <sup>th</sup> Ave St. Petersburg, FL 33714	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.