

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

November 13, 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: Zoning Violation(s)
CASE NO: CCM-23-00079
OFFICER: F. Piland
OWNER: Riley, Kenneth J Jr.
NOTICE ADDRESS: Riley, Kenneth J Jr.
4241 46th St. N.
St. Petersburg, FL 33714-3447
VIOLATION ADDRESS: 4241 46th St. N.
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
138-3220 (ZO)	4241 46 th St. N. St. Petersburg, FL 33714	Outdoor storage of items which are not permissible to be stored outdoors on a residentially zoned property i.e. trash and debris, scrap metal, scrap wood, discarded household goods, and vehicular parts.

ITEM: 02

MATTER: Minimum Housing Code Violation(s); Zoning Violation(s)
CASE NO: CCM-23-00076
OFFICER: D. Devol
OWNER: REM Properties I LLC
NOTICE ADDRESS: REM Properties I LLC
307 62nd Ave. N.
St. Petersburg, FL 33702-7537
And
REM Properties I, LLC
307 62nd Ave. N.
St. Petersburg, FL 33702-7537
And
Martin, Richard E., Registered Agent for
REM Properties I, LLC
307 62nd Ave. N.
St. Petersburg, FL 33702-7537
And
Martin, Richard E., Manager
REM Properties I, LLC
307 62nd Ave. N.
St. Petersburg, FL 33702-7537
VIOLATION ADDRESS: 2364 Keystone Rd.
St. Petersburg, FL 34688

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	2364 Keystone Rd. St. Petersburg, FL 34688	Exterior of premises is not free from nuisances to include but not limited to an accumulation of brush, trash, discarded wood, piles of dead vegetation, bricks, discarded fence panels, refrigerator, metal shelving and other noxious items scattered throughout the property. Accessory structure has peeling paint, staining on roof and siding. Fencing in a state of disrepair with leaning sections, broken and/or missing pickets and rotten wood.
138-90 (ZO)	2364 Keystone Rd. St. Petersburg, FL 34688	Placing/storing of a dumpster and grease bin on the property and partial construction of a wooden walkway type structure without first obtaining a zoning clearance.

ITEM: 03

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

CASE NO: CCM-23-00082

OFFICER: F. Piland

OWNER: Potter, Richard E Est

NOTICE ADDRESS: Potter, Richard E Est
4510 44th St. N.
St. Petersburg, FL 33714-3520
And
Potter, Richard E
Potter, Florence
4510 44th St. N.
St. Petersburg, FL 33714
And
The unknown spouse, heirs, devisees, and/or assignees
For the Potter, Richard E Est.
4510 44th St. N.
St. Petersburg, FL 33714
And
Ward, Darryl S, et al.
7230 4th St. N, Lot 706
St. Petersburg, FL 33702
And
Shutt, Karen, et al.
4510 44th St. N.
St. Petersburg, FL 33714
And
Shutt, Thomas, et al
4097 46th Ave. N, Lot 102
St. Petersburg, FL 33714

VIOLATION ADDRESS: 4510 44th St. N.
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	4510 44 th St. N. St. Petersburg, FL 33714	Dwelling which has sustained severe fire damage that has rendered deterioration to the exterior walls, roof, fascia, soffit, doors, and windows.
58-270 (IV)	4510 44 th St. N. St. Petersburg, FL 33714	Parking/storing of an inoperable vehicle on the property, ie. (1) Boat with decal FL6389DH and no registration attached, (2) Utility trailer without a current registration tag affixed.
58-304 (TD)	4510 44 th St. N. St. Petersburg, FL 33714	The accumulation of discarded household goods, scattered litter, tree debris, scrap wood, shopping cart, and other similar items. There is also untended growth of

		vegetative matter i.e. overgrown grass and weeds.
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ITEM: 04

MATTER: Minimum Housing Code Violation(s); Zoning Violation(s)
CASE NO: CCM-23-00078
OFFICER: D. Devol
OWNER: LA Holding LLC
NOTICE ADDRESS: LA Holding LLC
2755 Via Capri
Unit 1238
Clearwater, FL 33764-5904
VIOLATION ADDRESS: 1408 N. Betty Ln.
Clearwater, FL 33755

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	1408 N. Betty Ln. Clearwater, FL 33755	An accumulation of discarded pieces of wood, metal and PVC piled on the side of the property next to the building.
138-90 (ZO)	1408 N. Betty Ln. Clearwater, FL 33755	Operation of a car sales, car rental, car service and truck rental facility without a zoning clearance.

ITEM: 05

MATTER: Zoning Violation(s)
CASE NO: CCM-23-00077
OFFICER: F. Piland
OWNER: Professional Grounds Mgmt Inc.
NOTICE ADDRESS: Professional Grounds Mgmt Inc.
2241 2nd Ave. S.
St. Petersburg, FL 33712-1211
VIOLATION ADDRESS: 03-31-16-61722-001-0020
(Vacant lot on 46th Ave. N. St. Petersburg)

VIOLATION(S):

Code Section	Location	Violation
138-90 (ZO)	Parcel ID 03-31-16-61722-001-0020 (Vacant lot on 46 th Ave. N. St. Petersburg)	Expansion of use on a vacant lot without first obtaining a zoning clearance i.e. the operation of a vehicular storage yard.

ITEM: 06

MATTER: Zoning Violation(s)
CASE NO: CCM-23-00080
OFFICER: D. Devol
OWNER: Krause-King, Tracy
NOTICE ADDRESS: Krause-King, Tracy
1743 Suffolk Dr.
Clearwater, FL 33756
And
1-800-Pack-Rat, LLC
11640 Northpark Drive
Ste. 300
Wake Forest, NC 27587
And
Corporation Service Company, Registered Agent for
1-800-Pack-Rat, LLC
1201 Hays Street
Tallahassee, FL 32301-2525
VIOLATION ADDRESS: 1743 Suffolk Dr.
Clearwater, FL 33756

VIOLATION(S):

Code Section	Location	Violation
138-3220 (ZO)	1743 Suffolk Dr. Clearwater, FL 33756	Outdoor storage of items which are not appropriate to be stored outdoors such as indoor furniture items, metal cabinets and shelving, pillows, lamps/lamps shades, tires, pictures, glass display case and other items too numerous to mention. There is also trash and debris scattered throughout the items being stored outside.
138-3356 (ZO)	1743 Suffolk Dr. Clearwater, FL 33756	Placement of a storage/moving container on the property for more than the permitted time of 60 days per calendar year.

ITEM: 07

MATTER: Trash and Debris Code Violation(s)
CASE NO: CCM-23-00083
OFFICER: F. Piland
OWNER: Tran, BAO TRE
HHH Spendthrift Trust
NOTICE ADDRESS: Tran, BAO TRE
HHH Spendthrift Trust
1512 S. Jefferson Ave.
Clearwater, FL 33756
VIOLATION ADDRESS: 35-30-16-03240-000-0260
(Vacant Lot on 32nd St. N., St. Petersburg, FL)

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	Parcel ID 35-30-16-03240-000-0260 (Vacant Lot on 32 nd St. N., St. Petersburg, FL)	Untended growth of vegetative matter i.e. overgrown grass, weeds, and/or plant life throughout the property.

ITEM: 08

MATTER: Trash and Debris Code Violation(s)
CASE NO: CCM-23-00084
OFFICER: F. Piland
OWNER: Tran, BAO TRE
HHH Spendthrift Trust
NOTICE ADDRESS: Tran, BAO TRE
HHH Spendthrift Trust
1512 S. Jefferson Ave.
Clearwater, FL 33756
VIOLATION ADDRESS: 35-30-16-03240-000-0270
(Vacant Lot on 32nd St. N., St. Petersburg, FL)

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	Parcel ID 35-30-16-03240-000-0270 (Vacant Lot)	Untended growth of vegetative matter i.e. overgrown grass, weeds, and/or plant life throughout the property.

ITEM: 09

MATTER: Trash and Debris Code Violation(s)
CASE NO: CCM-23-00085
OFFICER: F. Piland
OWNER: Tran, BAO TRE
HHH Spendthrift Trust
NOTICE ADDRESS: Tran, BAO TRE
HHH Spendthrift Trust
1512 S. Jefferson Ave.
Clearwater, FL 33756
VIOLATION ADDRESS: 35-30-16-03240-000-0280
(Vacant Lot on 32nd St. N., St. Petersburg, FL)

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	Parcel ID 35-30-16-03240-000-0280 (Vacant Lot)	Untended growth of vegetative matter i.e. overgrown grass, weeds, and/or plant life throughout the property.

ITEM: 10

MATTER: Trash and Debris Code Violation(s)
CASE NO: CCM-23-00086
OFFICER: F. Piland
OWNER: Tran, BAO TRE
HHH Spendthrift Trust
NOTICE ADDRESS: Tran, BAO TRE
HHH Spendthrift Trust
1512 S. Jefferson Ave.
Clearwater, FL 33756
VIOLATION ADDRESS: 35-30-16-03240-000-0290
(Vacant Lot on 32nd St. N., St. Petersburg, FL)

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	Parcel ID 35-30-16-03240-000-0290 (Vacant Lot)	Untended growth of vegetative matter i.e. overgrown grass, weeds, and/or plant life throughout the property.

ITEM: 11

MATTER: Minimum Housing Code Violation(s)
CASE NO: CCM-23-00081
OFFICER: D. Devol
OWNER: RT2 Investments LLC
NOTICE ADDRESS: RT2 Investments LLC
12771 World Plaza Lane
Ste. 1F
Ft. Myers, FL 33907-4079
and
RT 2 Investments LLC
12771 World Plaza Lane
Ste. 1-W
Ft. Myers, FL 33907-4079
And
Registered Agents Inc, Registered Agent for
RT 2 Investments LLC
7901 4 St. N.
Ste. 300
St. Petersburg, FL 33702
And
Florida SF Manager LLC, Manager for
RT 2 Investments LLC
12771 World Plaza Lane
Ste 1-W
Ft. Myers, FL 33907-4079
VIOLATION ADDRESS: 37611 US Hwy 19 N
Palm Harbor, FL 34684

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	37611 US Hwy 19 N Palm Harbor, FL 34684	Exterior of the premises is not kept free from nuisances to include but not limited to; discarded mattresses, furniture, yard debris to include overgrowth of vegetative matter. Exterior of the hotel is in disrepair to include but not limited to algae on exterior walls and patio area(s), chipped and peeling paint on walkways and doors, canopy in disrepair with missing section and staining, sign with broken front panel, stucco in disrepair with cracks, staining, and diminished paint. Support columns also have diminished and peeling paint.

ITEM: 12

MATTER: Respondent's Objection to Petitioner's Affidavit of Non-Compliance
CASE NO: CCM-23-00025
OFFICER: F. Piland
OWNER: Upstate Holdings LLC
NOTICE ADDRESS: Upstate Holdings LLC
801 W. Bay Dr. Ste 454
Largo, FL 33770-3223
And
Jordan P Hidalgo, Registered Agent for Upstate Holdings LLC
801 W. Bay Dr.
Ste 454
Largo, FL 33770
And
Jordan P Hidalgo, Manager for Upstate Holdings LLC
213 Garden Circle
Belleair, FL 33756
VIOLATION ADDRESS: 5000 Main St. N.
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	5000 Main St. N. St. Petersburg, FL 33714	Failure to maintain the exterior of the premises and/or structures i.e., accumulation of garbage, trash, debris and/or other noxious items on the property, and a shed structure with exposed bare wood.
138-90 (ZO)	5000 Main St. N. St. Petersburg, FL 33714	The expansion of property uses, development activities, and/or land disturbances on the property without first obtaining a zoning clearance i.e., the operation of a vehicular storage yard, placement of a chain-link fencing, outdoor storage of stock-in-trade, and firewood sales.

ITEM: 13

MATTER: Respondent's Second Request for 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: 14**MATTER:**Respondent's Objection to Petitioner's Affidavit of
Non-Compliance**CASE NO:**

CCM 23-00013

OFFICER:

F. Piland

OWNER:

Home Again Properties Inc.

NOTICE ADDRESS:

Home Again Properties Inc.

851 N. Country Club Dr.

Mesa, AZ 85201

and

Laurie Ludlow

Home Again Properties Inc.

851 N. Country Club Dr.

Mesa, AZ 85201

and

Michael Ludlow

Home Again Properties Inc.

851 N. Country Club Dr.

Mesa, AZ 85201

VIOLATION ADDRESS:6621 32nd St. N.

St. Petersburg, FL 33702

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	6621 32 nd St. N. St. Petersburg, FL 33702	Dwelling in deteriorated condition with exterior surfaces that show rotten wood, bare untreated areas, diminished paint, mold, and/or stained sections. Boarded windows. Ripped and/or missing window screens. Boarded attic vents.
58-270 (IV)	6621 32 nd St. N. St. Petersburg, FL 33702	Parking/storing of an inoperable vehicle on the property i.e., Utility trailer without a current registration tag affixed.
58-304 (TD)	6621 32 nd St. N. St. Petersburg, FL 33702	An accumulation of discarded fencing materials, unused pavers, toilet, building materials, scrap wood, truck toper, and other similar items.

ITEM: 15

MATTER: Respondent's Request for Extension of Time
CASE NO: CCM-23-00054
OFFICER: D. Devol
OWNER: S&K Gold Coast Real Estate Holdings LLC
NOTICE ADDRESS: S&K Gold Coast Real Estate Holdings LLC
18121 Patterson Rd.
Odessa, FL 3556-2214
And
PAZLAW, Registered Agent for
S&K Gold Coast Real Estate Holdings LLC
And
Koschnick, Clifford, Manager and Authorized Member of
S&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, ie. 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: 16

Continued from 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: 17**Continued from September 11, 2023**

MATTER: Plaintiff's Motion to Initiate Foreclosure
CASE NO: CCM-20-00016
OFFICER: D. Devol
OWNER: Pristash, Pavel A
NOTICE ADDRESS: Pristash, Pavel A
 6364 102nd Ter. N.
 Pinellas Park, FL 33782-2438
 And
 Pristash, Pavel A
 6481 Ulmerton Road
 Largo, FL 33771
VIOLATION ADDRESS: 6481 Ulmerton Road
 Largo, FL 33771

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	6481 Ulmerton Road Largo, FL 33771	Structure has areas of rotted wood and chipped/peeling paint. Roof is also in disrepair. There is an abandoned freestanding sign on the property as well as an accumulation of materials consisting of inoperative machinery, discarded vehicle parts, large file cabinet, chain link fencing materials, and other noxious materials on the property among the untended overgrowth of vegetative matter, i.e.; grass and weeds.
138-90 (ZO)	6481 Ulmerton Road Largo, FL 33771	Operation of a vehicle storage/salvage yard, and the placement and maintaining of a large awning type structure and multiple mobile homes on the property without first obtaining a zoning clearance.
138-179 (ZO)	6481 Ulmerton Road Largo, FL 33771	Failure to adhere to final approved site plan #7949.
138-3702/3703 (ZO)	6481 Ulmerton Road Largo, FL 33771	The placement and maintaining of a fence that exceeds the maximum allowable height of six (6) feet within the required side and rear setback and a chain link fence that is not maintained in good repair with sections that are leaning.