

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

February 12, 2024

**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: Petitioner's Motion to Initiate Demolition
CASE NO: CCM-23-00065
OFFICER: F. Piland
OWNER: Shah St. Petersburg Holdings LLC
NOTICE ADDRESS: Shah St. Petersburg Holdings LLC
9854 84th St.
Largo, FL 33777
And
Shah, Ashok, Registered Agent of
Shah St. Petersburg Holdings LLC
9854 84th St.
Largo, FL 33777
And
Shah, Ashok, Managing Member of
Shah St. Petersburg Holdings LLC
9854 84th St.
Largo, FL 33777
And
Shah, Ashok, Manager of
Shah St. Petersburg Holdings LLC
9854 84th St.
Largo, FL 33777
And
Level 13 Asset Management LLC (Interested Party)
11443 Challenger Ave.
Odessa, FL 33556
And
Level 13 Asset Management LLC (Interested Party)
PO Box 1108
Odessa, FL 33556
And
Mills, Edward W, Jr., Registered Agent for
Level 13 Asset Management LLC (Interested Party)
11443 Challenger Ave.
Odessa, FL 33556
VIOLATION ADDRESS: 3925 Mohr Ave.
Largo, FL 33714

VIOLATION(S) for Case #CCM-23-00065:

Code Section	Location	Violation
22-278 (MH)	3925 Mohr Ave. Largo, FL 33714	Failure to repair, rehabilitate, and/or demolish an unsafe structure.
22-280 (MH)	3925 Mohr Ave. Largo, FL 33714	Failure to maintain dwelling units which have been condemned and placarded as unfit for human habitation. Failure to maintain dwelling units which create an imminent serious hazard to the health or safety of the public.
22-299 (MH)	3925 Mohr Ave. Largo, FL 33714	Building in deteriorated condition with damaged fascia and soffit. Damaged door frames and doors. Damaged window frames and windows.
58-304 (TD)	3925 Mohr Ave. Largo, FL 33714	Accumulation of discarded household goods and the untended overgrowth of grass and weeds.
138-3507 (Zoning-Dumpster)	3925 Mohr Ave. Largo, FL 33714	Failure to properly screen a dumpster from view by a solid fence or wall which is a minimum of 6' in height.
138-3703 (Zoning-Fence)	3925 Mohr Ave. Largo, FL 33714	Failure to maintain fencing in a state of good repair i.e., wooden fence has missing and deteriorated pickets, posts, and/or sections.

ITEM: 02

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

CASE NO: CCM-23-00099

OFFICER: F. Piland

OWNER: Derome, Ruth

NOTICE ADDRESS: Randlett, David Y
Derome, Ruth
10972 53rd Ave. N.
St. Petersburg, FL 33708-2932

VIOLATION ADDRESS: 3220 70th Ave. N.
St. Petersburg, FL 33702

VIOLATION(S):

Code Section	Location	Violation
22-278 (MH)	3220 70 th Ave. N. St. Petersburg, FL 33702	Failure to repair, rehabilitate, or demolish an unsafe structure (Unit B).
22-299 (MH)	3220 70 th Ave. N. St. Petersburg, FL 33702	Dwellings on the property which are in deteriorated condition: (Unit A) Exterior surfaces with rotten wood, peeling paint, mold, and/or stained sections. Damaged areas of fascia, soffit, and/or roofing. (Unit B) Severe fire damage that has rendering deterioration to the exterior walls, roof, fascia, soffit, doors, and windows. (Unit C) Exterior surfaces with rotten wood, peeling paint, mold, and/of stained sections. Exterior wall with graffiti. Broken windows. Front door which is missing hardware. Window with broken glass. Siding which has separated from the exterior walls. Accessory wooden deck structure in disrepair with rotten deck boards, joists, stairs, and supports.
58-304 (TD)	3220 70 th Ave. N. St. Petersburg, FL 33702	An accumulation of discarded tree debris, automotive parts, furniture, household goods, plastic containers, building materials, scattered litter, and other similar items. As well as overgrown grass and weeds throughout the property.
138-3703 (ZO)	3220 70 th Ave. N. St. Petersburg, FL 33702	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: Trash and Debris Code Violation(s)
CASE NO: CCM-23-00097
OFFICER: F. Piland
OWNER: Davis, Todd
NOTICE ADDRESS: Davis, Todd
11832 104th St.
Largo, FL 33773-2301
VIOLATION ADDRESS: 11832 104th St.
Largo, FL 33773-2301

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	11832 104 th St. Largo, FL 33773-2301	The accumulation of discarded furniture, tires, household goods, chemical containers, automotive battery, scattered litter, and other similar debris.

ITEM: 04

MATTER: Inoperable Vehicle Code Violation(s); Trash and Debris Code Violation(s); Zoning Violation(s)
CASE NO: CCM-24-00006
OFFICER: T. Thompson
OWNER: Jones, James H Jr.
NOTICE ADDRESS: James H. Jones Jr.
3042 Kapok Kove Dr.
Clearwater, Flo 33759-3216
VIOLATION ADDRESS: 3042 Kapok Kove Dr.
Clearwater, FL 33759-3216

VIOLATION(S):

Code Section	Location	Violation
58-270 (IV)	3042 Kapok Kove Dr. Clearwater, FL 33759	Parking/storing of inoperable vehicles on the property, including but not limited to: (1) A white Subaru Outback with expired FL tag DV2246E (11/23). (2) A utility trailer with an expired FL tag MFZQ96 (05/21).
58-304 (TD)	3042 Kapok Kove Dr. Clearwater, FL 33759	The accumulation of discarded pieces of wood, household garbage, household furniture, bags of garbage with unknown contents, storage bins, tarps, cardboard boxes, buckets, pieces of wood, bird cages, clothes, and other similar noxious materials throughout the property.
138-3505 (C) (3) (ZO)	3042 Kapok Kove Dr. Clearwater, FL 33759	Placement of a storage shed in the Zero-foot side setback, requires screening with a 6 ft. high opaque fence.

ITEM: 05**MATTER:**

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

CASE NO:

CCM-24-00001

OFFICER:

D. Devol

OWNER:

Thaler, Jeffrey G

NOTICE ADDRESS:

Thaler, Jeffrey G
108 Sherwood Cir.
Clearwater, FL 33764

VIOLATION ADDRESS:

13891 60th St.
Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	13891 60 th St. Clearwater, FL 33760	Dwelling in deteriorated condition: with missing window screens, exterior walls have areas of diminished and/or peeling paint, storage area has an exterior door that is damaged and has a missing window pain.
58-270 (IV)	13891 60 th St. Clearwater, FL 33760	Parking/storing of multiple inoperable vehicles on the property including but not limited to a black 4 door Honda with no rear tire, a black BMW 3301, red Toyota RAV4 and a red 4 door Honda all with no current registration tags affixed, and multiple other vehicles scattered throughout the property.
58-304 (TD)	13891 60 th St. Clearwater, FL 33760	An accumulation of discarded debris, junk, and trash items such as: pieces of wood, cardboard boxes, tires, car parts, pieces of metal siding, car jack, refrigerator and other noxious items scattered throughout the property.
138-3703 (ZO)	13891 60 th St. Clearwater, FL 33760	Failure to maintain a wooden fence in a state of good repair with several sections that have missing and/or broken pickets.

ITEM: 06

MATTER: Inoperable Vehicle Code Violation(s); Trash and Debris Code Violation(s)
CASE NO: CCM-23-00098
OFFICER: F. Piland
OWNER: Roth, Brandi
Roth, Micheil C
NOTICE ADDRESS: Roth, Brandi
Roth, Micheil C
4645 80th St. N.
St. Petersburg, FL 33709-2211
And
Roth, Micheil C
6738 Criswell Ave. N.
St. Petersburg, FL 33709
VIOLATION ADDRESS: 4645 80th St. N.
St. Petersburg, FL 33709-2211

VIOLATION(S):

Code Section	Location	Violation
58-270 (IV)	4645 80 th St. N. St. Petersburg, FL 33709	The parking/storing of inoperable vehicles on the property, i.e. (1) Black GMC Yukon without a current registration tag affixed. (2) Black Chevrolet Silverado with expired registration tag Y195KH (4-22). (3) Utility Trailer without a current registration tag affixed.
58-304 (TD)	4645 80 th St. N. St. Petersburg, FL 33709	The accumulation of discarded household goods, bagged trash, automotive parts, aquarium tank, tree debris, lawn equipment, scattered litter, and other similar debris. As well as the overgrowth of grass and weeds throughout the property.

ITEM: 07

MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s)
CASE NO: CCM-24-00007
OFFICER: D. Devol
OWNER: Thaler, Jeffrey G
NOTICE ADDRESS: Thaler, Jeffrey G
6136 137th Ave.
Clearwater, FL 33760
VIOLATION ADDRESS: 6136 137th Ave.
Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-296 (MH/Plumbing)	6136 137 th Ave. Clearwater, FL 33760	Kitchen is lacking a required sink. Plumbing fixtures water and water pipe not being maintained in a good sanitary working condition. Hot water tank is not being maintained in a safe and good working condition.
22-299 (MH)	6136 137 th Ave. Clearwater, FL 33760	Dwelling and accessory structure in deteriorated condition: Missing and/or torn screens, concrete in the driveway is buckled and broken, and damaged and/or missing skirting.
58-304 (TD)	6136 137 th Ave. Clearwater, FL 33760	An accumulation of vegetation debris, concrete boarder pieces, exterior skirting/siding and a derelict boat filled with miscellaneous trash and junk.

ITEM: 08

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

CASE NO: CCM-24-00008

OFFICER: F. Piland

OWNER: Nguyen, Thanh Est

NOTICE ADDRESS: Nguyen, Thanh Est
3763 40th Ave. N.
St. Petersburg, FL 33714-4422
And
Nguyen, Thanh Est, et al.
3763 40th Ave. N.
St. Petersburg, FL 33714
And
Nguyen, Tien Van
5350 98th Ave. E.
Parrish, FL 34219
And
Nguyen, Andy Van
8187 Wild Oaks Cir
Largo, FL 33773
And
Nguyen, Binh Van
3763 40th Ave. N.
St. Petersburg, FL 33714
And
The unknown spouse, heirs, devisees, and/or assignees
For the Nguyen, Thanh Est.
3763 40th Ave. N.
St. Petersburg, FL 33714

VIOLATION ADDRESS: 3763 40th Ave. N.
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	3763 40 th Ave. N. St. Petersburg, FL 33714	Dwelling in deteriorated condition with exterior surfaces that show rotten wood, peeling paint, mold, and/or stained sections. Damaged areas fascia, soffit and/or roofing.
58-304 (TD)	3763 40 th Ave. N. St. Petersburg, FL 33714	An accumulation of discarded plastic containers, metal drums, mattresses, furniture, household goods, scattered litter, and other similar items.
138-90 (Zoning Clearance)	3763 40 th Ave. N. St. Petersburg, FL 33714	Multiple roofed overhang type additions to the dwelling without first obtaining a zoning clearance.
138-3703 (Zoning-Fencing)	3763 40 th 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.

ITEM: 09

MATTER: Minimum Housing Code Violation(s)
CASE NO: CCM-24-00004
OFFICER: D. Devol
OWNER: Hootiboo Holdings LLC
NOTICE ADDRESS: Hootiboo Holdings LLC
28910 US Highway 19 N
Clearwater, FL 33761
And
Hensel, Jennifer R, Registered Agent for
Hootiboo Holdings LLC
28910 US Highway 19 N
Clearwater, FL 33761
And
Hensel, Jennifer R, Authorized Member for
Hootiboo Holdings LLC
28910 US Highway 19 N
Clearwater, FL 33761
VIOLATION ADDRESS: 0 US Highway 19 N.
Clearwater, FL 33761
(aka parcel id# 19-28-16-00000-240-0700)

VIOLATION(S):

Code Section	Location	Violation
22-231 (Comm MH)	0 US Highway 19 N. Clearwater, FL 33761 (aka parcel id# 19-28-16-00000-240-0700)	Vacant commercial parcel is not being maintained with trash, tree debris, vegetative overgrowth, discarded furniture items, damaged pavement/curbs, and other noxious items scattered throughout the property.

ITEM: 10

MATTER: Minimum Housing Code Violation(s)
Zoning Violation(s)
CASE NO: CCM-24-00005
OFFICER: D. Devol
OWNER: Hootiboo Holdings LLC
NOTICE ADDRESS: Hootiboo Holdings LLC
28910 US Highway 19 N
Clearwater, FL 33761
And
Hensel, Jennifer R, Registered Agent for
Hootiboo Holdings LLC
28910 US Highway 19 N
Clearwater, FL 33761
And
Hensel, Jennifer R, Authorized Member for
Hootiboo Holdings LLC
28910 US Highway 19 N
Clearwater, FL 33761
VIOLATION ADDRESS: 3817 15th Ave. SE
Largo, FL 33771

VIOLATION(S):

Code Section	Location	Violation
22-231 (Comm MH)	Hootiboo Holdings LLC 28910 US Highway 19 N Clearwater, FL 33761	Commercial parcel not kept free from nuisances to include but not limited to: trash, debris & vegetative overgrowth/tree debris, discarded pieces of fencing and numerous other noxious items scattered throughout the property. Exterior of the structure in disrepair with; gutters containing vegetative growth, exterior walls have staining and areas of graffiti. Wooden fence not being maintained and has broken or missing pickets. Dumpster enclosure has a missing door.
138-90 (ZO)	Hootiboo Holdings LLC 28910 US Highway 19 N Clearwater, FL 33761	Commercially zoned property with a property use defined as a restaurant/cafeteria being used as a single-family residence without first obtaining a zoning clearance.
138-3210 (ZO)	Hootiboo Holdings LLC 28910 US Highway 19 N Clearwater, FL 33761	In a nonresidential zoned district mobile homes and recreational vehicles shall not be used as an accessory dwelling unit.

ITEM: 10

MATTER: Minimum Housing Code Violation(s)
CASE NO: CCM-24-00002
OFFICER: D. Devol
OWNER: Gillis, David L
Gillis, Tommy L
NOTICE ADDRESS: Gillis, David L
Gillis, Tommy L
1996 Virginia Ave.
Tarpon Springs, FL 34689
VIOLATION ADDRESS: 1996 Virginia Ave.
Tarpon Springs, FL 34689

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	1996 Virginia Ave. Tarpon Springs, FL 34689	Roof has rotten wood and is lacking approved and/or appropriate roofing materials to make a watertight structure. The fascia has rotten and broken pieces of wood. Window has missing glass panes. Exterior walls have rotten wood, staining and diminished paint.