PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

**May 13, 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:
   1. New Cases
   2. Rehearings / Reconsiderations
   3. Petitions
4. County Attorney Matters (as needed)
5. Adjournment / Hearing Closed

**9:00 A.M.**

**ITEM: 01**

DEPARTMENT: Code Enforcement

MATTER: Motion to Initiate Foreclosure

CASE NO: CCM-22-00016

OWNER: McCan, Dustin McCan, Rebeka

NOTICE ADDRESS: McCan, Dustin

McCan, Rebeka 350 Pecan Ct.

Palm Harbor, FL 34683-5915 VIOLATION ADDRESS: 269 Diogenes St.

Dunedin, FL 34698

**VIOLATION(S):**

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| Code Section | Location | Violation |
| 22-299 (MH) | 269 Diogenes St.  Dunedin, FL 34698 | Soffit on the dwelling fails to fully enclose the roof allowing weather to enter the structure. There is an area of rotting wood siding on the dwelling and missing window screens. Accessory structure has torn screening, areas of bare wood and exterior surfaces covered in an algae type substance. |
| 58-304 (TD) | 269 Diogenes St.  Dunedin, FL 34698 | Accumulation of materials consisting of discarded clothing, shoes, derelict outdoor chairs, scrap wood and other noxious materials on the property. |
| 122-37 (PV) | 269 Diogenes St.  Dunedin, FL 34698 | Parking/storing of utility trailer with ladder rack attachment and ladder that is parked on vegetated area of the yard. |
| 138-90 (ZO) | 269 Diogenes St.  Dunedin, FL 34698 | Placement of asphalt millings throughout the property without first obtaining a zoning clearance. |
| 138-3220 (ZO) | 269 Diogenes St.  Dunedin, FL 34698 | Outdoor storage of pallet of concrete pavers, window, numerous plastic buckets, interior furniture, cardboard boxes of unknown content, and other items similar in character throughout the property. |

**ITEM: 02**

DEPARTMENT: Code Enforcement

MATTER: Respondent’s 3rd 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):**

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| 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: 03**

DEPARTMENT: Code Enforcement

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

Violation(s); Inoperable Vehicle Code Violation(s);

CASE NO: CCM-24-00029

OFFICER: E. Jewett

OWNER: Loher, Donna Louise Revocable Trust NOTICE ADDRESS: Loher, Donna Louise Revocable Trust

C/O Loher, Dylan C 12360 84th Way

Largo, FL 33773-2803 VIOLATION ADDRESS: 12360 84th Way

Largo, FL 33773-2803

**VIOLATION(S):**

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| Code Section | Location | Violation |
| 22-299 (MH) | 12360 84th Way  Largo, FL 33773-2803 | Dwelling in deteriorated condition with rotting wood and hole in the soffit above the front door. Deteriorated paint along the fascia and wing wall on the side of the garage. Cracks and holes in the stucco. Dirt, mold and/or mildew on the exterior walls and the gutters. |
| 58-304 (TD) | 12360 84th Way  Largo, FL 33773-2803 | Excessive and untended overgrowth of grass and weeds across the front and sides of the home. Accumulation of vegetative matter, cans, pots, garbage, and other miscellaneous trash across the front and side of the property. |
| 58-270 (IV) | 12360 84th Way  Largo, FL 33773-2803 | Parking/storing of the inoperable vehicles on the property, i.e. BMW with expired registration tag JNZX42 (10-22) |

**ITEM: 04 Respondent’s Motion for Continuance Granted to** **May 20, 2024**

DEPARTMENT: Code Enforcement

MATTER: Zoning Violation(s)

CASE NO: CCM-24-00033

OFFICER: D. Devol

OWNER: Viking Princess Investments LLC NOTICE ADDRESS: Viking Princess Investments LLC

1691 Harbor Cir. E. Largo, FL 33770-4560

And

Kobel, Bruce, registered agent for Viking Princess Investments LLC 1691 Harbor Cir. E.

Largo, FL 33770-4560

And

Kobel, Bruce, President of Viking Princess Investments LLC 1691 Harbor Cir. E.

Largo, FL 33770-4560

And

McCord, Anne, Vice President Viking Princess Investments LLC 1691 Harbor Cir. E.

Largo, FL 33770-4560

VIOLATION ADDRESS: 1478 Alternate Keene Rd.

Largo, FL 33771

**VIOLATION(S):**

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| Code Section | Location | Violation |
| 138-3702 (ZO) | 1478 Alternate Keene Rd. Largo, FL 33771 | Installation of a nondecorative fence taller than 3 feet within the front setback, without first obtaining a zoning clearance. |
| 138-3210 (ZO) | 1478 Alternate Keene Rd. Largo, FL 33771 | Utilization of Recreational Vehicles as accessory dwellings, which is not permitted in residentially zoned districts. |

**ITEM: 05**

DEPARTMENT: Code Enforcement

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

CASE NO: CCM-24-00030

OFFICER: E. Jewett

OWNER: Jones, Jeffrey Curtis TRE Jones, John Dennis Rev Trust

NOTICE ADDRESS: Jones, Jeffrey Curtis TRE

Jones, John Dennis Rev Trust 9109 E Orchard Ln.

Charlotte, NC 28210 and

Day, Mary Diane 11556 93rd St. N.

Largo, FL 33773 and

Orozco, Cynthia

Post Office Box 47277 St. Petersburg, FL 33743 and

Delucchi, Guy John 1140 Mortola Dr.

St. Petersburg, FL 33702 VIOLATION ADDRESS: 1140 Mortola Dr.

St. Petersburg, FL 33702

**VIOLATION(S):**

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| Code Section | Location | Violation |
| 22-299 (MH) | 1140 Mortola Dr.  St. Petersburg, FL 33702 | Dwelling in deteriorated condition with exterior walls that show damaged siding, rotten wood, diminished paint, mold, mildew, and/or stained sections. |
| 58-270 (IV) | 1140 Mortola Dr.  St. Petersburg, FL 33702 | Parking/storing of an inoperable vehicle on the property i.e., (1) black boat without a current registration decal affixed, (2) boat trailer with an expired registration tag, (3) Pace Arrow recreational vehicle without a current registration tag affixed, (4) Black Ford F-150 with an expired registration tag. |
| 58-304 (TD) | 1140 Mortola Dr.  St. Petersburg, FL 33702 | The accumulation of discarded tires, tree debris, bagged trash, carpet, cement blocks, scrap wood, and other discarded items on the property. |

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| 138-3210 (ZO-  Outdoor Storage) | 1140 Mortola Dr.  St. Petersburg, FL 33702 | The prohibited utilization of a recreational vehicle and/or travel trailer as a secondary dwelling unit on a residentially zoned property. |
| 138-3220 (ZO-  Outdoor Storage) | 1140 Mortola Dr.  St. Petersburg, FL 33702 | The outdoor storage of household goods, plastic containers, lumber, building materials, and other miscellaneous items which are prohibited from being stored outdoors on a residentially zoned property. |

**ITEM: 06**

DEPARTMENT: Code Enforcement

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

CASE NO: CCM-24-00031

OFFICER: E. Jewett

OWNER: Jasim, Mohammed NOTICE ADDRESS: Jasim, Mohammed

4460 70th St. N.

St. Petersburg, FL 33709-4650 VIOLATION ADDRESS: 4460 70th St. N.

St. Petersburg, FL 33709

**VIOLATION(S):**

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| Code Section | Location | Violation |
| 58-270 (IV) | 4460 70th St. N.  St. Petersburg, FL 33709 | Parking/storing of inoperable vehicles on the property i.e., A single cab truck (unknown make/model) without a current registration tag affixed, and a partially dismantled vehicle (unknown make/model) which is in a state of disrepair and inoperability. |
| 58-304 (TD) | 4460 70th St. N.  St. Petersburg, FL 33709 | An accumulation of discarded household goods, scrap wood, automotive lift, heavy bag stand, plastic containers, dishwasher, and various other discarded items on the property. |

**ITEM: 07**

DEPARTMENT: Code Enforcement

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

Violation(s); Inoperable Vehicle Code Violation(s); Zoning Violation(s)

CASE NO: CCM-24-00032

OFFICER: E. Jewett

OWNER: Bindner, Andrew G. NOTICE ADDRESS: Bindner, Andrew G.

11524 119th Ter

Seminole, FL 33778 VIOLATION ADDRESS: 1901 Ridgewood Dr.

Clearwater, FL 33763-2230

**VIOLATION(S):**

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| Code Section | Location | Violation |
| 22-299 (MH) | 11524 119th Ter  Seminole, FL 33778 | Dwelling in deteriorated condition with rotting wood and hole in the soffit along the south west side of the home. Deteriorated rain gutter above the garage. |
| 58-304 (TD) | 11524 119th Ter  Seminole, FL 33778 | Excessive and untended overgrowth of grass and weeds across the front, side and rear of the home. |
| 58-270 (IV) | 11524 119th Ter  Seminole, FL 33778 | Parking/storing of inoperable vehicles on the property, i.e. black Ford pickup expired registration tag GMP N72 (02-24) and a black utility truck with expired registration tag HQM F28 (02-23). |
| 138-3220 (ZO) | 11524 119th Ter  Seminole, FL 33778 | The outdoor storage of tires, inoperable lawn movers, cardboard boxes, unused AC units, old newspapers, vegetative matter,  propane and/or air tanks, and patio blocks. |
| 138-3703 (ZO) | 11524 119th Ter  Seminole, FL 33778 | Failure to maintain a wooden fence in a state of good repair i.e. wooden fence is leaning, has missing and/or deteriorated pickets, posts, and/or sections. |

**ITEM: 08**

DEPARTMENT: Code Enforcement

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

CASE NO: CCM-24-00035

OFFICER: D. Devol

OWNER: Taylor, Christina Provenzano, Francesco

NOTICE ADDRESS: Taylor, Christina

Provenzano, Francesco 303 Lagoon Dr.

Palm Harbor, FL 34683 VIOLATION ADDRESS: 303 Lagoon Dr.

Palm Harbor, FL 34683

**VIOLATION(S):**

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| Code Section | Location | Violation |
| 22-299 (MH) | 303 Lagoon Dr.  Palm Harbor, FL 34683 | Dwelling has areas of diminished paint/staining around the back porch area. |
| 58-270 (IV) | 303 Lagoon Dr.  Palm Harbor, FL 34683 | Parking/storing of inoperable vehicles on the property, ie. A tan 4 door sedan with a flat tire, pontoon boat FL4106PJ with no current registration affixed and a black hauling trailer FL tag 97B-PHA expired 09/23 also with no current registration tag affixed. |
| 58-304 (TD) | 303 Lagoon Dr.  Palm Harbor, FL 34683 | An accumulation of discarded items, ie. discarded pieces of lumber, tires, fence panel, shopping cart, and numerous other noxious items scattered throughout the backyard area. |
| 122-37 (PV) | 303 Lagoon Dr.  Palm Harbor, FL 34683 | Parking/storing of prohibited vehicles on the property, ie. white box truck, forklift, and a black town truck, in a residentially zoned district. |
| 138-3220 (ZO) | 303 Lagoon Dr.  Palm Harbor, FL 34683 | Outdoor storage of non-permissible and/or inappropriate items on a residentially zoned property to included, but not limited to: tires, discarded/damaged vehicles, vehicle parts, tools, scrap wood, household furniture, appliance and building supplies. |

**ITEM: 09**

DEPARTMENT: Code Enforcement

MATTER: Motion to Remediate Code Violation

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):**

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| 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. |