# **PINELLAS COUNTY CODE ENFORCEMENT**

# **SPECIAL MAGISTRATE AGENDA**

## **June 10, 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 Defendants / Witnesses
3. Cases
4. County Attorney Matters (as needed)
5. Adjournment / Hearing Closed

## **9:00 A.M.**

### ITEM: 01

NOTICE: **Nolle Prosequi Citation C23-1419**

DEPARTMENT: PCCLB

MATTER: No Permit Code Violation; Unlicensed Contracting Code Violation; Sub-Contracting Code Violation

CASE NO: 2023-2809-1

CLB-MG24-00138

INVESTIGATOR: C. Ferland

CITATION(S) NO: C23-1416; C23-1417; C23-1418; C23-1419; CLB-CT24-00157

DEFENDANT: Tracey Gamlen

NOTICE ADDRESS: Tracey Gamlen (Defendant)

10529 Homestead Dr.

Tampa, FL 33618

and Gamlen, Tracey, Registered Agent for

Cinderella Homes LLC (Defendant DBA)

10529 Homestead Dr.

Tampa, FL 33618

**FOR NOTIFICATION PURPOSES ONLY:**

Hansen, Wanda Faye

Hansen, Richard Joseph

(Property Owner of Violation Address)

13982 Whisperwood Dr.

Clearwater, FL 33762-3348

VIOLATION ADDRESS: 14031 Egret Ln.

Clearwater, FL 33762

And

Via Construction Management Agreement

**VIOLATION(S):**

|  |  |  |
| --- | --- | --- |
| Code Section | Location | Citation # and Violation |
| 22-14 (5) | 14031 Egret Ln.  Clearwater, FL 33762 | C23-1416  Work without the required permit to perform interior remodel to include demo, electrical, plumbing, framing, & drywall within Pinellas County, FL. |
| 22-14 (1) | 14031 Egret Ln.  Clearwater, FL 33762 | C23-1417  Unlicensed contracting to perform interior remodel to include demo, electrical, plumbing, framing, & drywall within Pinellas County, FL. |
| 22-14 (8) | 14031 Egret Ln.  Clearwater, FL 33762 | C23-1418  Subcontracting to unlicensed contractor Jesse Harrison to perform electrical work within Pinellas County, FL. |
| 22-14 (6) | Via Construction Management Agreement | C23-1419 (Nolle Prosequi)  Subcontracting to unlicensed contractor Jesse Harrison to perform electrical work within Pinellas County, FL. |
| 22-14 (6) | Construction Management Agreement | CLB-CT24-00157  Unlicensed advertising via construction management agreement within Pinellas County, FL. |

### ITEM: 02

### NOTICE: Nolle Prosequi All Citations Prior to Hearing

DEPARTMENT: PCCLB

MATTER: Advertising Code Violation

CASE NO: 2022-2027-1

INVESTIGATOR: C. Ferland

CITATION(S) NO: C23-1454; C23-1455; C23-1456; C23-1457; C23-1458; C23-1459; C23-1460; C23-1461; C23-1462; C23-1463; C23-1464; C23-1465

DEFENDANT: Thomas Mark Johnson

NOTICE ADDRESS: Thomas Mark Johnson (Defendant)

12919 Castlemaine Dr.

Tampa, FL 33626

and Johnson, Mark, Registered Agent for

Construction Synergy Associates LLC (Defendant DBA)

12919 Castlemaine Dr.

Tampa, FL 33626

VIOLATION ADDRESS: Via invoice for Carlos Mazariegos

**VIOLATION(S):**

|  |  |  |
| --- | --- | --- |
| Code Section | Location | Citation # and Violation |
| 22-14 (7) | Via invoice for Carlos Mazariegos | C23-1454  Advertising via invoice dated 9/1/2021 omitting the require license number within Pinellas County, FL. |
| 22-14 (7) | Via invoice for Carlos Mazariegos | C23-1455  Advertising via invoice dated 12/23/2021 omitting the require license number within Pinellas County, FL. |
| 22-14 (7) | Via invoice for Carlos Mazariegos | C23-1456  Advertising via invoice dated 12/30/2021 omitting the require license number within Pinellas County, FL. |
| 22-14 (7) | Via invoice for Carlos Mazariegos | C23-1457  Advertising via invoice dated 1/15/2022 omitting the require license number within Pinellas County, FL. |
| 22-14 (7) | Via invoice for Carlos Mazariegos | C23-1458  Advertising via invoice dated 2/2/2022 omitting the require license number within Pinellas County, FL. |
| 22-14 (7) | Via invoice for Carlos Mazariegos | C23-1459  Advertising via invoice dated 2/10/2022 omitting the require license number within Pinellas County, FL. |
| 22-14 (7) | Via invoice for Carlos Mazariegos | C23-1460  Advertising via invoice dated 2/17/2022 omitting the require license number within Pinellas County, FL. |
| 22-14 (7) | Via invoice for Carlos Mazariegos | C23-1461  Advertising via invoice dated 3/10/2022 omitting the require license number within Pinellas County, FL. |
| 22-14 (7) | Via invoice for Carlos Mazariegos | C23-1462  Advertising via invoice dated 4/1/2022 omitting the require license number within Pinellas County, FL. |
| 22-14 (7) | Via invoice for Carlos Mazariegos | C23-1463  Advertising via invoice dated 4/5/2022 omitting the require license number within Pinellas County, FL. |
| 22-14 (7) | Via invoice for Carlos Mazariegos | C23-1464  Advertising via invoice dated 4/14/2022 omitting the require license number within Pinellas County, FL. |
| 22-14 (7) | Via invoice for Carlos Mazariegos | C23-1465  Advertising via invoice dated 4/29/2022 omitting the require license number within Pinellas County, FL. |

### ITEM: 03

DEPARTMENT: PCCLB

MATTER: No Permit Code Violation; Unlicensed Contracting Code Violation

CASE NO: 2023-2611-1

INVESTIGATOR: C. Ferland

CITATION(S) NO: C23-1286; C23-1287

DEFENDANT: Rick P. Nassenstein

NOTICE ADDRESS: Rick P. Nassenstein (Defendant)

135 Harbor Dr

Palm Harbor, FL 34683

and **FOR NOTIFICATION PURPOSES ONLY:**

Komenda, Jason, Registered Agent for

Gulf to Bay Flippers LLC (Defendant DBA)

135 Harbor Dr

Palm Harbor, FL 34683

and

Gulf to Bay Flippers LLC (Property Owner of Violation Address)

135 Harbor Dr

Palm Harbor, FL 34683-5404

VIOLATION ADDRESS: 1820 Sutherland Dr. W.

Palm Harbor, FL 34683

**VIOLATION(S):**

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| --- | --- | --- |
| Code Section | Location | Citation # and Violation |
| 22-14 (5) | 1820 Sutherland Dr. W.  Palm Harbor, FL 34683 | C23-1286  Work without the required permit to perform new roof, ac, windows, doors, fascia, electrical and interior demo/remodel within Pinellas County, FL. |
| 22-14 (1) | 1820 Sutherland Dr. W.  Palm Harbor, FL 34683 | C23-1287  Unlicensed contracting to perform new roof, ac, windows, doors, fascia, electrical and interior demo/remodel within Pinellas County, FL. |

### ITEM: 04

DEPARTMENT: PCCLB

MATTER: Unlicensed Contracting Code Violation; Advertising Code Violation

CASE NO: CLB-MG24-00020

INVESTIGATOR: C. Ferland

CITATION(S) NO: CLB-CT24-00068; CLB-CT24-00069

DEFENDANT: Daniel A. Frank

NOTICE ADDRESS: Daniel A. Frank (Defendant)

8301 New York Ave, #16

Hudson, FL 34667 and **FOR NOTIFICATION PURPOSES ONLY:**

Poole, James M

Poole, Melissa P (Violation Address Property Owners)

230 Lynnolen Ln.

Chattanooga, TN 37415

And

Poole, James M

Poole, Melissa P (Violation Address)

16 Citrus Dr.

Palm Harbor, FL 37415

VIOLATION ADDRESS: 16 Citrus Dr.

Palm Harbor, FL 37415

**VIOLATION(S):**

|  |  |  |
| --- | --- | --- |
| Code Section | Location | Citation # and Violation |
| 22-14 (1) | 16 Citrus Dr.  Palm Harbor, FL 37415 | CLB-CT24-00068  Unlicensed contracting to perform tile work within Pinellas County, FL. |
| 22-14(6) | 16 Citrus Dr.  Palm Harbor, FL 37415 | CLB-CT24-00069  Unlicensed advertising to perform tile work within Pinellas County, FL. |

### ITEM: 05

DEPARTMENT: PCCLB

MATTER: Unlicensed Contracting Code Violation; Sub-Contracting Code Violation

CASE NO: CLB-MG24-00097

INVESTIGATOR: C. Ferland

CITATION(S) NO: CLB-CT24-00226

DEFENDANT: Paul Roussis

NOTICE ADDRESS: Paul Roussis (Defendant)

9750 Delray Dr.

New Port Richey, FL 34654

VIOLATION ADDRESS: via Best Deals Book April 2024 p.20 and online at https://www.pinellasslidingdoorrepair.com

**VIOLATION(S):**

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| --- | --- | --- |
| Code Section | Location | Citation # and Violation |
| 22-14 (6) | via Best Deals Book April 2024 p.20 and online at https://www.pinellasslidingdoorrepair.com | CLB-CT24-00226  Advertising via Best Deals Book April 2024 p.20 and online at <https://www.pinellasslidingdoorrepair.com> for Sliding Glass Door Maintenance within Pinellas County, FL. |

**ITEM: 06**

NOTICE: **Continued To September 09, 2024 Docket**

DEPARTMENT: Code Enforcement

MATTER: Zoning Violation(s)

CASE NO: CCM-22-00068

OFFICER: D. Devol

OWNER: Kakusha Properties LLC

NOTICE ADDRESS: Kakusha Properties LLC

491 Riverside Dr.

Tarpon Springs, FL 34689-2565

And

Kappas, Dennis Registered Agent for

Kakusha Properties, LLC

491 Riverside Dr.

Tarpon Springs, FL 34689-2565

And

Kappas, Dennis Manager for

Kakusha Properties, LLC

491 Riverside Dr.

Tarpon Springs, FL 34689-2565

VIOLATION ADDRESS: 205 Dempsey Rd.

Palm Harbor, FL 34683

**VIOLATION(S):**

|  |  |  |
| --- | --- | --- |
| Code Section | Location | Violation |
| 138-179 (ZO) | 205 Dempsey Rd.  Palm Harbor, FL 34683 | Failure to adhere to conditions set forth in the approved site plan 8769W. |

## **County Attorney Matter**

## **No Hearing Required**

### ITEM: 07

NOTICE: **Uncontested Case**

DEPARTMENT: PCCLB

MATTER: No Permit Code Violation

CASE NO: 2023-2729-1

INVESTIGATOR: C. Ferland

CITATION(S) NO: C23-1431

DEFENDANT: Barry H Seligman

NOTICE ADDRESS: Barry H Seligman (Defendant)

1528 Excaliber Dr.

Clearwater, FL 33764

VIOLATION ADDRESS: 2069 Madrid Ct.

Clearwater, FL 33764

**VIOLATION(S):**

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| --- | --- | --- |
| Code Section | Location | Citation # and Violation |
| 22-14 (5) | 2069 Madrid Ct.  Clearwater, FL 33764 | C23-1431  Work without the required permit to replace siding on a residential home within Pinellas County, FL. |

### ITEM: 08

NOTICE: **Uncontested Case**

DEPARTMENT: PCCLB

MATTER: Advertising Code Violation

CASE NO: 2019-1661

INVESTIGATOR: A. Wagner

CITATION(S) NO: C19-2392

DEFENDANT: Alvaro Enrique Ardila

NOTICE ADDRESS: Alvaro Enrique Ardila (Defendant)

1702 Eagle Trace Blvd.

Palm Harbor, FL 34685

VIOLATION ADDRESS: Craigslist Ad#69335657

**VIOLATION(S):**

|  |  |  |
| --- | --- | --- |
| Code Section | Location | Citation # and Violation |
| 22-14 (6) | Craigslist Ad#69335657 | C19-2392  Advertised for work requiring licensure within Pinellas County, FL without the required license via Craigslist AD #69335657. Services offered include Handyman Services, Exterior/Interior Door Installation, Carpentry and Framing, Porch Rail Repair or New, Trim and Baseboard Installation, Demolition, Windows. No license number was listed in the advertisement(s) as required and a search indicates that this person/company does not have the required license(s) for these types of work. |

### ITEM: 09

NOTICE: **Uncontested Case**

DEPARTMENT: PCCLB

MATTER: Unlicensed Contracting Code Violation; Advertising Code Violation

CASE NO: 2020-0369

INVESTIGATOR: A. Wagner

CITATION(S) NO: C20-873; C20-874

DEFENDANT: David Allan Nail

NOTICE ADDRESS: David Allan Nail (Defendant)

4919 W. McElory Ave.

Tampa, FL 33611

VIOLATION ADDRESS: 7932 17th Way N.

St. Petersburg, FL 33702

**VIOLATION(S):**

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| --- | --- | --- |
| Code Section | Location | Citation # and Violation |
| 22-14 (1) | 7932 17th Way N.  St. Petersburg, FL 33702 | C20-873  Unlicensed contracting to perform new pool building in Pinellas County, FL. |
| 22-14 (6) | 7932 17th Way N.  St. Petersburg, FL 33702 | C20-874  Advertised for work requiring licensure within Pinellas County, FL without the required license via Invoice/Contract. Services offered include. No license number was listed in the advertisement(s) as required and a search indicates that this person/company does not have the required license(s) for these types of work. |