

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

June 24, 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

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Inoperable Vehicle Code Violation(s)
CASE NO: CCM-24-00037
OFFICER: E. Jewett
OWNER: Kreps, John EST
NOTICE ADDRESS: Kreps, John Est. (Respondent)
5114 Yellow Pine St. N.
St. Petersburg, FL 33709
And
Kelly A Hudson (Heir)
11202 Mountainview Ave.
Cleveland, OH 44125
And
John M Kreps
5505 Columbia Rd.
North Ulmstead, OH 44070
VIOLATION ADDRESS: 5114 Yellow Pine St. N.
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	5114 Yellow Pine St. N. St. Petersburg, FL 33709	For the mold/mildew/dirt on the exterior walls. Missing and/or deteriorated paint. Windows missing glass panes. Exterior doors not weather and/or water tight.
58-304 (TD)	5114 Yellow Pine St. N. St. Petersburg, FL 33709	For the untended and excessive overgrowth of grass and weeds in the back and side yard. Accumulation of trash and debris to include cans, cups, food waste, broken interior furniture, exterior doors, glass panels and other similar items.
58-270 (IV)	5114 Yellow Pine St. N. St. Petersburg, FL 33709	Parking/storing of inoperable vehicles on the property, i.e, red Mitsubishi Outlander Sport without a tag with current registration sticker properly displayed.

ITEM: 02

MATTER: Minimum Housing Code Violation(s); Inoperable Vehicle Code Violation(s); Trash and Debris Code Violation(s)
CASE NO: CCM-24-00038
OFFICER: D. Devol
OWNER: Gomez, Cynthia P
Gomez, Michael B
NOTICE ADDRESS: Gomez, Cynthia
Gomez, Michael (Respondents)
2568 Arbelia St.
Clearwater, FL 33763-4001
And
Gomez, Cynthia P
Gomez, Michael B (Respondents)
2568 Arbelia St.
Clearwater, FL 33763-4001
VIOLATION ADDRESS: 2561 Bermuda St.
Clearwater, FL 33763

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	2561 Bermuda St. Clearwater, FL 33763	Dwelling in deteriorated condition with bent and/or missing aluminum siding, exposed bare wood, window openings covered with boards, area of fascia with diminished paint and soffit that is disconnected.
22-280 (MH)	2561 Bermuda St. Clearwater, FL 33763	Occupancy of the dwelling that is lacking proper illumination and sanitation due to not being connected to approved power or water sources.
58-270 (IV)	2561 Bermuda St. Clearwater, FL 33763	Parking/storing of an inoperable vehicle, ie. White Dodge Ram 1500, FL tag 31D-AFS expired 12/23 with front end damage.
58-304 (TD)	2561 Bermuda St. Clearwater, FL 33763	An accumulation of discarded items to include but now limited to cardboard boxes, plastic bins, derelict golf cart, bags of trash, yard debris and other noxious items scattered throughout the front and back of the property.

ITEM: 03

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

CASE NO: CCM-24-00039

OFFICER: E. Jewett

OWNER: Douton, Russell EST

NOTICE ADDRESS: Douton, Russell EST (Respondent)
Douton, Mary Ellen, et al.
10553 121st Ave. N.
Largo, FL 33773-2223
And
Douton, Russell Est (Respondent)
10553 121st Ave. N.
Largo, FL 33773-2223
And
Anthony Wangarky (Heir)
10553 121st Ave. N.
Largo, FL 33773-2223
And
Mary Lu Mariano (Heir)
c/o Crescent Point ALF
417 Main St.
Niantic, CT 06357
And
Elizabeth Meyer (Heir)
24425 Skyview Dr.
Murrieta, CA 92563
And
Sara Evelyn Mclane Esq. (Heir)
275 Clearwater-Largo Rd
Largo, FL 33770
And
Robert Klase (Heir)
1343 Donegan Rd.
Largo, FL 33773

VIOLATION ADDRESS: 10553 121st Ave. N.
Largo, FL 33773-2223

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	10553 121 st Ave. N. Largo, FL 33773	Exterior walls, soffit, and fascia in deteriorated condition with peeling and/or missing paint and exposed untreated bare wood.
58-270 (IV)	10553 121 st Ave. N. Largo, FL 33773	Inoperable vehicles on the property to include a blue Ford Mustang without a tag with current registration sticker affixed, a white pickup, FL tag BX2 9ZA, expired 04-24, a red Ford Mustang, FL antique tag FAP P48, expired 04-24, a black trailer missing a tire, several off-road vehicles, a blue go

		cart with a damaged tire and no engine.
138-3703 (ZO-Fence)	10553 121 st Ave. N. Largo, FL 33773	Failure to maintain wooden fence in a state of good repair, ie fence has leaning sections.
138-3703 (ZO-Outdoor Storage)	10553 121 st Ave. N. Largo, FL 33773	Items not permissible to be stored outdoors in a residentially zoned property, to include plastic containers, interior furniture, scrap metal and/or wood, indoor appliances, engine parts, clothing, tires, shopping carts, tree debris and yard refuse, garbage bags, and similar items in the front and rear of the property.

ITEM: 04

MATTER: Minimum Housing Code Violation(s); Zoning Violation(s)
CASE NO: CCM-24-00040
OFFICER: D. Devol
OWNER: Sakelson Family Trust
Peterson, Maria S TRE
NOTICE ADDRESS: Sakelson Family Trust
Peterson, Maria S TRE
119 Waterberry Dr.
Tarpon Springs, FL 34688-4903
And
Sakelson Family Trust
Peterson, Maria S TRE
1756 N. Pinellas Ave.
Tarpon Springs, FL 34689
VIOLATION ADDRESS: 1756 N. Pinellas Ave.
Tarpon Springs, FL 34689

VIOLATION(S):

Code Section	Location	Violation
22-231 (Comm MH)	1756 N. Pinellas Ave. Tarpon Springs, FL 34689	Failure to maintain structure as the roof, fascia, soffit and front awning are in a state of disrepair, with loose/dilapidated and/or missing sections. Exterior surfaces of the structure are deteriorating, displaying rust, staining, bare wood and diminished paint. Front roll up door has graffiti markings. Construction materials, ie. cinder blocks not being property stored inside. Areas of overgrowth of vegetative matter, ie. shrubs and weeds intertwined into the fence. There is also a large tree debris pile on the property.
138-90 (ZO)	1756 N. Pinellas Ave. Tarpon Springs, FL 34689	Installation of additional chain link fencing and placement of 2 storage containers on the property without first obtaining a zoning clearance.
138-3754 (ZO)	1756 N. Pinellas Ave. Tarpon Springs, FL 34689	Free standing pole signs are weathered, rusted, have peeling paint and are considered abandoned due to the business being closed and the property being vacant.

ITEM: 05

MATTER: Trash and Debris Code Violation(s)
CASE NO: CCM-24-00042
OFFICER: D. Devol
OWNER: Yorkshire Project LLC
NOTICE ADDRESS: Yorkshire Project LLC (Respondent)
36181 East Lake Rd.
Ste 191
Palm Harbor, FL 34685-3142
And
Shankman Leone, P.A., Registered Agent for
Yorkshire Project LLC
707 North Franklin St.
Fifth Floor
Tampa, FL 33602
And
John Geiger, Authorized Member for
Yorkshire Project LLC
36181 East Lake Rd.
Ste 191
Palm Harbor, FL 34685-3142
And
Mollick, Tom, Authorized Member for
Yorkshire Project LLC
10325 Happy Hollow Ave.
Odessa, FL 3356
VIOLATION ADDRESS: 2840 Summerdale Dr.
Clearwater, FL 33761

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	2840 Summerdale Dr. Clearwater, FL 33761	An accumulation of trash and construction debris to include but not limited to pallets, pieces of concrete, lumber, discarded silt fencing, PVC, plastic and concrete piping, cardboard boxes, and numerous other noxious items scattered among the overgrowth of grass and weeds.

ITEM: 06

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

CASE NO: CCM-24-00041

OFFICER: T. Thompson

OWNER: Ballyhoo Investments Inc.

NOTICE ADDRESS: Ballyhoo Investments Inc.
516 Belle Point Dr.
St. Pete Beach, FL 33706-2621
And
Ballyhoo Investments Inc.
204 37th Ave. N.
PMB 469
St. Petersburg, FL 33704
And
Ashley, James W, Registered Agent for
Ballyhoo Investments LLC
204 37th Ave. N.
PMB 469
St. Petersburg, FL 3304
And
Rappelt, Mary Jean, Director and Vice President
Ballyhoo Investments LLC
204 37th Ave. N.
PMB 469
St. Petersburg, FL 3304
And
Ashley, James W, Director and President
Ballyhoo Investments LLC
204 37th Ave. N.
PMB 469
St. Petersburg, FL 3304

VIOLATION ADDRESS: 6263 149th Ave. N.
Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	6263 149 th Ave. N. Clearwater, FL 33760	22-299 Areas of chipped/peeling paint throughout the exterior surfaces of the dwelling. Exposed electrical wires. Areas of rotted wood throughout the exterior walls, porch, and window frames of the dwelling.
58-304 (TD)	6263 149 th Ave. N. Clearwater, FL 33760	Accumulation of discarded scrap metal, pieces of wood, buckets, car parts, cardboard boxes, household garbage, clothes, propane tanks, and other similar noxious materials throughout the property.

ITEM: 07

MATTER: Minimum Housing Code Violation(s); Inoperable Vehicle
Code Violation(s); Trash and Debris Code Violation(s)
CASE NO: CCM-24-00043
OFFICER: D. Devol
OWNER: Harris, Roger
Hardin, Daniel J
NOTICE ADDRESS: Harris, Roger
Hardin, Daniel J ET AL
1121 Belleair Rd.
Clearwater, FL 33756

**Notice Was Mailed To The Following At The Above
Address Listed:**

Harris, Roger
Hardin, Daniel J
Hardin, James D
Harris, Kenneth R Jr
Williams, Cynthia A
Garton, Terry L
Harris, James A
Harris, William
Cooper, Martha
Hall, Ronald
Combs, Rita
Pringle, Carl
Pringle, Allan Dale
Pringle, Preston Neal
Pringle, Donna
Pringle, Laura
Gleason, Nancy
Rutland, Louise
Hall, Velda Joyce
Hall, James D
Kantner, Deborah L
Fisher, Donna C
Hall, Stephen M
Whaley, Linda
Mumaw, Barbara
Hall, Leroy M
Hall, Thelton V
Childers, Sylvia
Brannen, Jack E
Peterson, Tammy
Kamman, Thelma
McComas, Debra
Kilpatrick, Brenda
Brannen, Richard Lee Jr
Brannen, Todd A
Brannen, Jason A
McDonald, Kim
Stephens, Kenneth
Larsen, Tammy L

Seymore, Betty
 Kimbrell, Tanya
 Cote, Sharon
 Gautney, Robert M
 Gautney, Emmett W
 VIOLATION ADDRESS: 1121 Belleair Rd.
 Clearwater, FL 33756

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	1121 Belleair Rd. Clearwater, FL 33756	Dwelling in deteriorated condition with exterior walls displaying peeling and diminished paint, staining, and graffiti markings. Areas of the fascia and soffit have rotten wood with diminished and peeling paint. Broken windows which have been boarded up due to transient activity inside the dwelling.
58-270 (IV)	1121 Belleair Rd. Clearwater, FL 33756	Parking/storing of an inoperable vehicles on the property, ie. blue and yellow utility trailer with no visible registration affixed and a white Chevy Prizm FL tag 651-MY expired 08/2019.
58-304 (TD)	1121 Belleair Rd. Clearwater, FL 33756	An accumulation of discarded furniture, scrap lumber, tree debris/rubbish, plastic containers, shopping carts and numerous other noxious items scattered throughout the excessive overgrowth of grass, weeds, and other vegetative matter on the property.

ITEM: 08

MATTER: Prohibited Vehicle Code Violation(s); Zoning Violation(s)
CASE NO: CCM-24-00044
OFFICER: T. Thompson
OWNER: Hatzileris, Nick
NOTICE ADDRESS: Hatzileris, Nick
541 Dixie Hwy.
Tarpon Springs, FL 34689-5718
VIOLATION ADDRESS: 1551 Elmwood Ave
Tarpon Springs, FL 34689
Aka Parcel Number
01-27-15-46782-000-0150

VIOLATION(S):

Code Section	Location	Violation
122-37 (PV)	1551 Elmwood Ave Tarpon Springs, FL 34689 Aka Parcel Number 01-27-15-46782-000-0150	The parking/storing of a prohibited vehicle on the property, including but not limited to: A yellow tractor-trailer.
138-90 (ZO)	1551 Elmwood Ave Tarpon Springs, FL 34689 Aka Parcel Number 01-27-15-46782-000-0150	The placement of an intermodal container on a lean-to-structure on a residentially zoned property without first obtaining a zoning clearance.
138-3220 (ZO)	1551 Elmwood Ave Tarpon Springs, FL 34689 Aka Parcel Number 01-27-15-46782-000-0150	The outdoor of items not appropriate for outdoor storage i.e. metal sheets, plastic drums, buckets, ladders, barrels, and other items of a similar value.