

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

July 15, 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 Defendants / Witnesses
3. Cases
4. County Attorney Matters (as needed)
5. Adjournment / Hearing Closed

9:00 A.M.

ITEM: 01

DEPARTMENT:

MATTER:

CASE NO:

INVESTIGATOR:

CITATION(S) NO:

DEFENDANT:

NOTICE ADDRESS:

Third Continuance

PCCLB

No Permit Code Violation; Unlicensed Contracting Code Violation

2023-2611-1

C. Ferland

C23-1286; C23-1287

Rick P. Nassenstein

Rick P. Nassenstein (Defendant)

135 Harbor Dr

Palm Harbor, FL 34683

And

Rick P. Nassenstein

4191 Capitol Dr.

Palm Harbor, FL 34685

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):

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: 02

DEPARTMENT: PCCLB
MATTER: Advertising Code Violation
CASE NO: CLB-MG24-00216
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT24-00284
DEFENDANT: Vinod Nagassar
NOTICE ADDRESS: Vinod Nagassar (Defendant)
6508 Wynglow Lane
Orlando, FL 32818
FOR NOTIFICATION PURPOSES ONLY:
Soper, Jean, Registered Agent for (DBA)
Metron Irrigation LLC
6508 Wynglow Lane
Orlando, FL 32818
VIOLATION ADDRESS: Corner of Alderman Rd. & Belcher Rd.
Palm Harbor, FL

VIOLATION(S):

Code Section	Location	Citation # and Violation
489.127(1)(f)	Corner of Alderman Rd. & Belcher Rd. Palm Harbor, FL	CLB-CT24-00284 Advertising for irrigation without being licensed within Pinellas County, FL.

ITEM: 03

DEPARTMENT: PCCLB
MATTER: Advertising Code Violation
CASE NO: CLB-MG24-00168
CLB-MG24-000169
INVESTIGATOR: J. Padgett
CITATION(S) NO: CLB-CT24-00227; CLB-CT24-00228
DEFENDANT: Curtis M Ritchie
NOTICE ADDRESS: Curtis M Ritchie (Defendant)
5314 60th Ave. N.
St. Petersburg, FL 33709
FOR NOTIFICATION PURPOSES ONLY:
Ritchie, Curtis M, IV (Defendant DBA)
Tampa Lawn Sharks LLC
7830 38th Avenue N.
#8
St. Petersburg, FL 33710
VIOLATION ADDRESS: 5375 E Bay Dr.
Largo, FL 33764

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (6)	5375 E Bay Dr. Largo, FL 33764	CLB-CT24-00227 Unlicensed contractor advertising irrigation services to the public, via vehicle, in Pinellas County, FL.
22-14 (6)	5375 E Bay Dr. Largo, FL 33764	CLB-CT24-00228 Unlicensed contractor advertising drywall and home remodeling services to the public, via Google/Yelp/Facebook, in Pinellas County FL.

ITEM: 04

DEPARTMENT: PCCLB
MATTER: Unlicensed Contracting Code Violation; No Permit Code Violation; Sub-Contracting Code Violation
CASE NO: CLB-MG24-00170
CLB-MG24-00171
CLB-MG24-00172
INVESTIGATOR: J. Padgett
CITATION(S) NO: CLB-CT24-00231; CLB-CT24-00232; CLB-CT24-00233
DEFENDANT: Timothy A Ryan
NOTICE ADDRESS: Timothy A Ryan (Defendant)
3063 Diamond Head Dr. E.
Clearwater, FL 33761

FOR NOTIFICATION PURPOSES ONLY:

ADTM LLC (Violation Address)
4052 Harbor Hills Dr.
Largo, FL 33770

and

ADTM LLC (Property Owner of Violation Address)
1815 SE Waters Edge Dr.
Waukege, Iowa 50263-8068

And

Ryan, Timothy A, Registered Agent for
ADTM LLC (Property Owner of Violation Address)
3063 Diamond Head Dr. E.
Clearwater, FL 33761

VIOLATION ADDRESS: 4052 Harbor Hills Dr.
Largo, FL 33770

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	4052 Harbor Hills Dr. Largo, FL 33770	CLB-CT24-00231 Engaging in a remodel/addition including electrical, plumbing, carpentry, drywall and stucco work at a residence in Pinellas County, FL.
22-14 (5)	4052 Harbor Hills Dr. Largo, FL 33770	CLB-CT24-00232 Working without a permit to perform a remodel including electrical, plumbing, carpentry, drywall work at a in Pinellas County, FL.
22-14 (8)	4052 Harbor Hills Dr. Largo, FL 33770	CLB-CT24-00233 Subcontracting to unlicensed contractor, Semir Balukovic, to perform electrical, plumbing, carpentry, drywall in Pinellas County, FL.

ITEM: 05

DEPARTMENT: PCCLB
MATTER: Advertising Code Violation
CASE NO: CLB-MG24-00179
INVESTIGATOR: J. Padgett
CITATION(S) NO: CLB-CT24-00229
DEFENDANT: Jerry L Van Dyke
NOTICE ADDRESS: Jerry L Van Dyke (Defendant)
18211 Ozark Dr.
Hudson, FL 34667
FOR NOTIFICATION PURPOSES ONLY:
Gulf Coast Accounting & Tax Service, Registered Agent for
(Defendant DBA)
Amazon Pool and Spa, Inc.
7241 Deerfield Drive
Port Richey, FL 34668
VIOLATION ADDRESS: 2800 Palm Harbor Blvd.
Palm Harbor, FL 34683

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (6)	2800 Palm Harbor Blvd. Palm Harbor, FL 34683	CLB-CT24-00229 Unlicensed contractor advertising pool service and repairs to the public, via vehicle, in Pinellas County, FL.

ITEM: 06

DEPARTMENT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s)
CASE NO: CCM-24-00045
OFFICER: E. Jewett
OWNER: Caro-Grant, Socoro
NOTICE ADDRESS: Caro-Grant, Socoro (Respondent)
20804 44th Ave. E.
Spanaway, WA 98387-6800
VIOLATION ADDRESS: 825 Brookwood Dr. S.
St. Petersburg, FL 33707

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	825 Brookwood Dr. S. St. Petersburg, FL 33707	Dwelling in deteriorated condition with rotting wood and holes in the soffit. Deteriorated metal roof over the carport with rust and holes. Front door in disrepair and not weather and/or watertight. Roof showing signs of disrepair and deterioration that would allow rain and/or cause dampness.
58-304 (TD)	825 Brookwood Dr. S. St. Petersburg, FL 33707	Excessive and untended overgrowth of grass and weeds and accumulation of tree debris across the front, sides, and rear of the home.

ITEM: 07

DEPARTMENT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Zoning Violation(s)
CASE NO: CCM-24-00055
OFFICER: D. Devol
OWNER: JRS Investment Inc.
Medley, ED
NOTICE ADDRESS: JRS Investment Inc. (Respondent)
Medley, ED
C/O Carlson, D.
1620 S. Myrtle Ave.
Clearwater, FL 33756-1132
VIOLATION ADDRESS: 1621 S. Ft. Harrison Ave.
Clearwater, FL 33756

VIOLATION(S):

Code Section	Location	Violation
22-231 (Comm MH)	1621 S. Ft. Harrison Ave. Clearwater, FL 33756	Failure to maintain the exterior of the premises and structures constituting a blighting affect. Structures have missing or boarded windows, bare and/or rotten wood, peeling and faded paint. Premises has construction material, garbage, junk, trash, refuse, rubbish, debris and inoperable machinery scattered throughout the entire parcel.
138-90 (ZO)	1621 S. Ft. Harrison Ave. Clearwater, FL 33756	Expansion of the business onto the County right-of-way without first obtaining a zoning clearance.
138-3703 (ZO)	1621 S. Ft. Harrison Ave. Clearwater, FL 33756	Failure to maintain a wood and chain-link fence in a state of good repair. Broken areas of chain link and wood fence has a detached and leaning panel. There are also areas with several broken pickets and peeling paint.
138-3270 (ZO)	1621 S. Ft. Harrison Ave. Clearwater, FL 33756	Service and repair activities not being conducted within a fully enclosed building with automotive repair and salvage being conducted outside.

ITEM: 08

DEPARTMENT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Inoperable Vehicle
Code Violation(s)
CASE NO: CCM-24-00046
OFFICER: E. Jewett
OWNER: Wallace, Chad Edward
NOTICE ADDRESS: Wallace, Chad Edward (Respondent)
11154 Seminole Dr. N.
St. Petersburg, FL 33708-3008
VIOLATION ADDRESS: 11154 Seminole Dr. N.
St. Petersburg, FL 33708

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	11154 Seminole Dr. N. St. Petersburg, FL 33708	Exterior walls, soffit, and fascia in deteriorated condition with mold, mildew, and/or dirt. Columns are chipped with broken sections at the base. Vegetative matter along the exterior walls, soffit, and fascia.
58-270 (IV)	11154 Seminole Dr. N. St. Petersburg, FL 33708	Inoperable vehicle on the property a dark green Toyota Camry LE, FL tag HZE U42, expired 04-21, with two flat tires parked in the driveway.

ITEM: 09

DEPARTMENT: Code Enforcement
MATTER: Repeat Violation(s)
CASE NO: CCM-24-00049
OFFICER: E. Jewett
OWNER: Appel, Steven W
NOTICE ADDRESS: Appel, Steven W (Respondent)
6597 Flamingo Way S.
St. Petersburg, FL 33707
VIOLATION ADDRESS: 6597 Flamingo Way S.
St. Petersburg, FL 33707

VIOLATION(S):

Code Section	Location	Violation
138-3220 (ZO)	6597 Flamingo Way S. St. Petersburg, FL 33707	For the items not allowed to be stored on the outside of the home to include inoperable hot tub, concrete blocks, scrap metal and wood, tarps, plastic containers and coolers, tree debris, folding tables, fence sections, interior furniture and appliances, garbage bags with unknown items, and other similar items stored on the property.
58-270 (IV)	6597 Flamingo Way S. St. Petersburg, FL 33707	For the inoperable vehicles parked in the front of the property to include: (1) the white boat,, FL 9458 GD, expired 08/21/2018, (2) the white corvette, FL 52B JZT, expired 07-23, (3) the grey corvette, FL 93B GNN, expired 07-23, (4) any other vehicle, vessel, and/or trailer which is in a state inoperability.

ITEM: 10

DEPARTMENT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-24-00052
OFFICER: D. Devol
OWNER: MDD Consulting LLC
NOTICE ADDRESS: MDD Consulting LLC (Respondent)
2298 Hannah Way N.
Dunedin, FL 34698
And
Smiley, Malia, Registered Agent for
MDD Consulting LLC
2298 Hannah Way N.
Dunedin, FL 34698
And
Smiley, Malia, Manager for
MDD Consulting LLC
2298 Hannah Way N.
Dunedin, FL 34698
VIOLATION ADDRESS: 331 Archimedes St.
Dunedin, FL 34698

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	331 Archimedes St. Dunedin, FL 34698	Dwelling in deteriorated condition with exterior walls and awnings that are stained with mold and/or algae. Fascia is damaged along the back of the dwelling. Rotten wood around window frame. Broken windows covered with boards and windows missing required window screens. Utility shed in deteriorated condition with exterior walls displaying rotten wood and diminished paint.
58-304 (TD)	331 Archimedes St. Dunedin, FL 34698	An accumulation of miscellaneous trash and junk items such as a discarded TV, paint cans, and pieces of metal all scattered throughout the untended overgrowth of vegetative matter, ie. grass, weeds, and shrubs.
138-3703 (ZO)	331 Archimedes St. Dunedin, FL 34698	Chain link fence in a state of disrepair with broken and/or bent rail sections.

ITEM: 11

DEPARTMENT: Code Enforcement
MATTER: Minimum Housing Code Violation(s)
CASE NO: CCM-24-00047
OFFICER: E. Jewett
OWNER: McLendon, Donnie R
 McLendon, Leslie A
NOTICE ADDRESS: McLendon, Donnie R
 McLendon, Leslie A (Respondent)
 3844 42nd Ave. N.
 St. Petersburg, FL 33714
VIOLATION ADDRESS: 3844 42nd Ave. N.
 St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	3844 42 nd Ave. N. St. Petersburg, FL 33714	Dwelling in deteriorated condition. Rotten wood and dilapidated and/or missing paint on the soffit, fascia and exterior walls on the front and rear of the home.

ITEM: 12

DEPARTMENT: Code Enforcement
 MATTER: Minimum Housing Code Violation(s); Inoperable Vehicle
 Code Violation(s); Zoning Code Violation(s)
 CASE NO: CCM-24-00048
 OFFICER: E. Jewett
 OWNER: Brennan, Arthur B
 NOTICE ADDRESS: Brennan, Arthur B (Respondent)
 4040 42nd Ave. N.
 St. Petersburg, FL 33714
 VIOLATION ADDRESS: 4794 55th Ave. N.
 St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	4794 55 th Ave. N. St. Petersburg, FL 33714	Dwelling with mold, mildew and/or dirt on the exterior walls, soffit, and fascia. Garage door with rust and deteriorated paint. Exposed and untreated bare wood on the porch roof, porch posts, soffit, and fascia. Diminished paint on the garage door frame, soffit, and fascia.
58-270 (IV)	4794 55 th Ave. N. St. Petersburg, FL 33714	For the black hauling trailer in the front yard without a tag affixed.
138-3220 (ZO)	4794 55 th Ave. N. St. Petersburg, FL 33714	For the items not appropriate to be stored outdoors to include pavers, blocks, pallets, garbage bags, bags of soil and similar items.
138-3341 (ZO)	4794 55 th Ave. N. St. Petersburg, FL 33714	For the application of crush shell and rock in excess of 5 cubic yard but less than 1,000 cubic yards without first obtaining a zoning clearance.
138-3702 (ZO)	4794 55 th Ave. N. St. Petersburg, FL 33714	For the wooden fence being higher than the maximum allotted height of 6 feet in a residentially zoned property.
154-231 (ZO)	4794 55 th Ave. N. St. Petersburg, FL 33714	For the installation of landscape logs, shell, and rock fill within the public right of way without first obtaining a right of way permit.

ITEM: 13

DEPARTMENT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s)
CASE NO: CCM-24-00053
OFFICER: D. Devol
OWNER: Chase, Frances R
NOTICE ADDRESS: Chase, Frances R (Respondent)
Chase, Robert F.
6060 138th Ave.
Clearwater, FL 33760
And
Chase, Frances R
6060 138th Ave. N.
Clearwater, FL 33760-3651
VIOLATION ADDRESS: 6060 138th Ave.
Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	6060 138 th Ave. Clearwater, FL 33760	Dwelling in deteriorated condition with exterior walls/surfaces displaying staining, rotten wood, bare untreated wood, and peeling paint. Missing and/or detached skirting. Roof in disrepair and fascia and soffits have areas of rotten wood.
58-304 (TD)	6060 138 th Ave. Clearwater, FL 33760	An accumulation of discarded trash, item covered in blue tarp, pieces of plywood, and other noxious materials scattered around the untended overgrowth of vegetative matter, ie. grass and weeds.

ITEM: 14

DEPARTMENT: Code Enforcement
MATTER: Trash and Debris Code Violation(s)
CASE NO: CCM-24-00050
OFFICER: D. Devol
OWNER: Kavouklis, Harry
First Kiouisis Family Partnership
NOTICE ADDRESS: Kavouklis, Harry
First Kiouisis Family Partnership
PO Box 764
Tarpon Springs, FL 34688
And
Kavouklis, Harry
First Kiouisis Family PTNSHP
PO Box 764
Tarpon Springs, FL 34688
VIOLATION ADDRESS: 0 Fulton St.
(Parcel Id# 01-27-15-00000-340-0400)
Tarpon Springs, FL 34689

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	0 Fulton St. (Parcel Id# 01-27-15-00000-340-0400) Tarpon Springs, FL 34689	An accumulation of discarded trash and junk items to included but not limited to wooden posts, pieces of plywood, plastic containers, bags of trash, scattered throughout the excessive overgrowth of vegetative matter.

ITEM: 15

DEPARTMENT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Inoperable Vehicle Code Violation(s); Trash and Debris Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-24-00054
OFFICER: D. Devol
OWNER: Debrocque, Keith
NOTICE ADDRESS: Debrocque, Keith (Respondent)
2228 18th Ave. SW
Largo, FL 33774-1708
VIOLATION ADDRESS: 2228 18th Ave. SW
Largo, FL 33774

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	2228 18 th Ave. SW Largo, FL 33774	Dwellings roof is missing shingles and roof decking is deteriorated and exposed. Also the roof is covered with a tarp, indicative of it not being watertight. Accessory structures exterior surfaces displaying diminished paint and rust.
58-270 (IV)	2228 18 th Ave. SW Largo, FL 33774	Parking/storing of multiple inoperable vehicles on the property such as: a red and white jet ski with no current registration sticker affixed, a white Voyager minivan FL tag IV4-0QF expired 07/23, a white cabin cruiser boat, a gray flatbed hauling trailer and black dual axel hauling trailer, all with no current registration tags and/or stickers affixed.
58-304 (TD)	2228 18 th Ave. SW Largo, FL 33774	An accumulation of discarded trash and debris items to include but not limited to plastic buckets and bins, pieces of lumber, cardboard boxes filled with junk items, all scattered throughout the front, side and backyard areas. There is also overgrowth of vegetative matter, ie. grass and weeds.
138-3220 (ZO)	2228 18 th Ave. SW Largo, FL 33774	Outdoor storage of items not appropriate to be stored outdoors and/or not screened from public view, ie. Construction material, a

		generator, commercial lawn mowing equipment, bedframe, interior closet doors, storage shelving, and other items too numerous to mention.
138-3703 (ZO)	2228 18 th Ave. SW Largo, FL 33774	Failure to maintain a fence in a state of good repair. Fence section is leaning, has broken slats and posts.