

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

August 26, 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

DEPARTMENT: PCCLB
MATTER: Advertising Code Violation
CASE NO: CLB-MG24-00354
CLB-MG24-00355
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT24-00340
CLB-CT24-00341
DEFENDANT: Matthew Parker Hawkins
NOTICE ADDRESS: Matthew Parker Hawkins (Defendant)
803 Bayliss Dr.
Marietta, GA 30068
And
Gary DePury, Esq. (Defendant's Attorney)
FOR NOTIFICATION PURPOSES ONLY:
Pardo, Jason, Registered Agent for
Jason Renovations LLC
2010 Dartmouth Dr.
Holiday, FL 34691
VIOLATION ADDRESS: Estimate # 80 dated 10/31/2023
Invoice # 202172 dated 1/10/2024

VIOLATION(S):

Code Section	Location	Violation
22-14 (7)	Estimate # 80 dated 10/31/2023	Advertising without the required license number on Estimate # 80 dated 10/31/23 within Pinellas County, FL.
22-14 (7)	Invoice # 202172 dated 1/10/2024	Advertising without the required license number on Invoice # 202172 dated 1/10/2024 within Pinellas County, FL.

ITEM: 02

DEPARTMENT: PCCLB
MATTER: Advertising Code Violation
CASE NO: CLB-MG24-00222
CLB-MG24-00223
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT24-00292; CLB-CT24-00295
DEFENDANT: Osmar Wilma Oliveira Filho
NOTICE ADDRESS: Osmar Wilma Oliveira Filho (Defendant)
19927 Stone Pine Cir
Lutz, FL 33558
FOR NOTIFICATION PURPOSES ONLY:
Oliveira Filho, Osmar W, Registered Agent for (DBA)
Perfect Square Inc.
19927 Stone Pine Cir
Lutz, FL 33558
And
Sultanem, Anis (Property Owner of Violation Address)
200 E. Lake Dr.
Tarpon Springs, FL 34688
VIOLATION ADDRESS: 200 East Lake Dr, FL.
Via Invoice dated 5/22/2024

VIOLATION(S):

Code Section	Location	Citation # and Violation
No Information on citation	200 East Lake Dr, FL.	CLB-CT24-00292 Unlicensed contracting to perform tile work in a residential home within Pinellas County, FL.
22-14 (6)	Via Invoice dated 5/22/2024	CLB-CT24-00295 Unlicensed advertising to perform tile work in a residential home within Pinellas County, FL.

ITEM: 03

DEPARTMENT: PCCLB
MATTER: Advertising Code Violation; Holding Out Code Violation;
Unlicensed Contracting Code Violation
CASE NO: CLB-MG24-00224
CLB-MG24-00225
CLB-MG24-00226
CLB-MG24-00449
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT24-00286; CLB-CT24-00287; CLB-CT24-00288
(Nolle Prosequi); CLB-CT24-00394
DEFENDANT: Andrew Goldsmith
NOTICE ADDRESS: Andrew Goldsmith (Defendant)
11260 Windsor Pl Cir
Tampa, FL 33626
VIOLATION ADDRESS: Via Nextdoor (social media)
Advertising, FL
Via Yelp (social media)

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (6)	Via Nextdoor (social media)	CLB-CT24-00286 Unlicensed advertising via Nextdoor (social media, Community Garage Door Services) for garage door repair within Pinellas County, FL.
489.127(1)(a)	Via Nextdoor (social media)	CLB-CT24-00287 Holding out as licensed to perform garage door repair for Community Garage Door Services within Pinellas County, FL.
22-14 (6)	Via Yelp (social media)	CLB-CT24-00288 Unlicensed advertising via Yelp (social media, Restore our Community) for garage door services within Pinellas County, FL.
22-14 (1)	Advertising, FL	CLB-CT24-00394 Unlicensed contracting to perform garage door repairs within Pinellas County, FL.

ITEM: 04

DEPARTMENT:

MATTER:

CASE NO:

INVESTIGATOR:

CITATION(S) NO:

DEFENDANT:

NOTICE ADDRESS:

Paid Citations Prior to Hearing / August 20, 2024

PCCLB

Unlicensed Contracting Code Violation; No Permit Code Violation

CLB-MG24-00235

CLB-MG24-00236

J. Padgett

CLB-CT24-00299; CLB-CT24-00300

Cvetkovski, George

Cvetkovski, George (Defendant)

11538 110th Ter

Largo, FL 33778

And

Cvetkovski, George (Defendant)

12087 105th Ln

Largo, FL 33773

FOR NOTIFICATION PURPOSES ONLY:

Cvetkovski, George (Property Owners of Violation Address)

Cvetkovski, Dusanka

11538 110th Ter

Largo, FL 33778

VIOLATION ADDRESS:

12087 105th Ln

Largo, FL 33773

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	12087 105 th Ln Largo, FL 33773	CLB-CT24-00299 Engaging in a residential remodel including electrical, plumbing, carpentry and drywall work at a property in Pinellas County, FL.
22-14 (5)	12087 105 th Ln Largo, FL 33773	CLB-CT24-00300 Working without a permit while performing a residential remodel including electrical, plumbing, carpentry and drywall work at property in Pinellas County, FL.

ITEM: 05

DEPARTMENT: PCCLB
MATTER: No Permit Code Violation
CASE NO: CLB-MG24-00342
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT24-00352
DEFENDANT: Larry Oliver
NOTICE ADDRESS: Larry Oliver (Defendant)
33 Cypress Dr.
Palm Harbor, FL 34684
FOR NOTIFICATION PURPOSES ONLY:
Oliver, Larry
Oliver, Debbie
Bryan, Jonathan Paul
Bryan, Samantha Rae (Property Owners of Violation
Property)
33 Cypress Dr.
Palm Harbor, FL 34684
VIOLATION ADDRESS: 33 Cypress Dr.
Palm Harbor, FL 34684

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (5)	33 Cypress Dr. Palm Harbor, FL 34684	CLB-CT24-00352 Work without the required permit to install an above ground pool within Pinellas County, FL.

ITEM: 06

DEPARTMENT: PCCLB
MATTER: No Permit Code Violation
CASE NO: 2023-2791-1
INVESTIGATOR: C. Ferland
CITATION(S) NO: C23-1431
DEFENDANT: Barry Seligman
NOTICE ADDRESS: Barry Seligman (Defendant)
1528 Excaliber Dr.
Clearwater, FL 33764
VIOLATION ADDRESS: 2069 Madrid Ct.
Clearwater, FL 33755

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (5)	2069 Madrid Ct. Clearwater, FL 33755	C23-1431 Work without the required permit to replace siding on a residential home within Pinellas County, FL.

ITEM: 07

Continued to October 28, 2024

DEPARTMENT: PCCLB
MATTER: Advertising Code Violation
CASE NO: CLB-MG24-00329
INVESTIGATOR: L. Thomas
CITATION(S) NO: CLB-CT24-00331
OWNER: Donald D. Gibson
NOTICE ADDRESS: Donald D. Gibson (Defendant)
PO Box 1778
Largo, FL 33779
VIOLATION ADDRESS: Largo Central Park/Seminole Blvd.

VIOLATION(S):

Code Section	Location	Violation
22-14 (7)	Largo Central Park/Seminole Blvd.	No contractors license # posted on work truck.

1:30 P.M.

ITEM: 08

DEPARTMENT: Code Enforcement
MATTER: Motion for Foreclosure
CASE NO: CCM-23-00065
OFFICER: E. Jewett
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):

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

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