

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

September 9, 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:
 - 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); Zoning Violation(s)
CASE NO: CCM-24-00063
OFFICER: E. Jewett
OWNER: DDDC Holdings LLC
NOTICE ADDRESS: DDDC Holdings LLC
8816 Moran Ln
Tampa, FL 33635-1318
And
Del Carmen, Destiny D, Registered Agent for
DDDC Holdings LLC
8816 Moran Ln
Tampa, FL 33635-1318
And
Del Carmen, Destiny D, Manager for
DDDC Holdings LLC
8816 Moran Ln
Tampa, FL 33635-1318
VIOLATION ADDRESS: 5831 64th St. N.
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	5831 64 th St. N. St. Petersburg, FL 33709	For the exterior walls and trim of the dwelling with areas of mold, peeling and diminished paint. Exterior and soffit have rotten, damaged, and missing sections. Windows of the dwelling have cracked window glass, missing screens and areas boarded up with plywood. The roof has missing shingles and evidence of deterioration in need of repair. There is a deteriorated accessory structure: i.e., a wooden dock which is missing planks and appears to be structurally unsound.

58-304 (TD)	5831 64 th St. N. St. Petersburg, FL 33709	For the untended and excessive overgrowth of grass and weeds across the front, sides, and rear of the property. Accumulation of trash and debris to include tree branches, containers, scrap wood and other similar items.
138-3703 (ZO)	5831 64 th St. N. St. Petersburg, FL 33709	For the wooden fence with areas of broken and missing pickets and/or sections. The chain-link fence has a broken gate and broken stringers with areas in the front of the property which are bent and broken in need of repair or replacement.

ITEM: 02

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s)
CASE NO: CCM-24-00064
OFFICER: D. Devol
OWNER: Smith, John A
Smith, Sharon
NOTICE ADDRESS: Smith, John A
Smith, Sharon
3506 Fairway Forest Dr.
Palm Harbor, FL 34685-1002
VIOLATION ADDRESS: 3506 Fairway Forest Dr.
Palm Harbor, FL 34685-1002

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	3506 Fairway Forest Dr. Palm Harbor, FL 34685	Pool is not being maintained and displays green stagnant water.
58-304 (TD)	3506 Fairway Forest Dr. Palm Harbor, FL 34685	Untended overgrowth of vegetative matter, ie. grass and weeds. There is also discarded pieces of lumber on the side of the house.

ITEM: 03

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Inoperable Vehicle
Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-24-00066
OFFICER: D. Devol
OWNER: Boudreault, Heidi G
NOTICE ADDRESS: Boudreault, Heidi G
8402 81st St.
Largo, FL 33777-3628
VIOLATION ADDRESS: 8402 81st St.
Largo, FL 33777

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	8402 81 st St. Largo, FL 33777	Dwelling has a section of the soffit in disrepair, displaying rotten wood.
58-270 (IV)	8402 81 st St. Largo, FL 33777	Parking/storing of inoperable vehicles on the property to include but not limited to: a white Chrysler van FL tag Y96-7AZ and a Harley Davidson Motorcycle FL tag MGKJ58 both with expired registration stickers.
138-3220 (ZO)	8402 81 st St. Largo, FL 33777	Outdoor storage of items which are not permissible and/or appropriately stored on a residentially zoned property ie., multiple plastic storage containers, household goods, riding lawnmowers, car seats, and other junk and/or trash items scattered around the front of the dwelling.

ITEM: 04

DEPT: Code Enforcement
MATTER: Trash and Debris Code Violation(s)
CASE NO: CCM-24-00067
OFFICER: J. Schloneger
OWNER: Rogala, Iwona
NOTICE ADDRESS: Rogala, Iwona
5444 N. County Road 500 E
Brazil, IN 47834-7672
VIOLATION ADDRESS: 1806 Sunrise Blvd.
Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	1806 Sunrise Blvd. Clearwater, FL 33760	Accumulation of discarded scrap lumber, torn/damaged silt fencing, rebar, cinder blocks, concrete rubble and other similar construction debris scattered throughout the property. There is also a pile of expired wooden roof and/or floor trusses that are now considered construction debris. There is also the untended overgrowth of grass and weeds.

ITEM: 05

DEPT: Code Enforcement
MATTER: Zoning Code Violation(s)
CASE NO: CCM-24-00068
OFFICER: D. Devol
OWNER: Elay Homes LLC
NOTICE ADDRESS: Elay Homes LLC
6207 S West Shore Blvd
Unit 5003
Tampa, FL 33616-1666
And
Ebrahimi, Ebrahim, Registered Agent for
Elay Homes LLC
6207 S West Shore Blvd
5003
Tampa, FL 33616-1666
And
Ebrahimi, Ebrahim, AMBR for
Elay Homes LLC
6207 S West Shore Blvd
5003
Tampa, FL 33616-1666
And
Eminova Nazakat, AMBR for
Elay Homes LLC
6207 S West Shore Blvd
5003
Tampa, FL 33616-1666
VIOLATION ADDRESS: 1538 Ottawa Rd.
Clearwater, FL 33756

VIOLATION(S):

Code Section	Location	Violation
138-3702 (ZO)	1538 Ottawa Rd. Clearwater, FL 33756	Placement of a 6 foot high vinyl fence on the county right-of-way without obtaining a right-of-way utilization permit and placement of a vinyl fence in the front setback of the property that is greater than 4 feet in height.

ITEM: 06

DEPT: Code Enforcement
MATTER: Trash and Debris Code Violation(s); Zoning Violation(s)
CASE NO: CCM-24-00069
OFFICER: E. Jewett
OWNER: S R P SUB LLC
NOTICE ADDRESS: SRP SUB LLC
16220 N Scottsdale Rd.
STE 450
Scottsdale, AZ 85254-1825
And
SRP SUB LLC
c/o Invitation Homes
1717 Main Street
Suite 2000
Dallas, TX 75201
And
Corporation Service Company, Registered Agent for
SRP SUB LLC
1201 Hays Street
Tallahassee, FL 32301
And
SRP SUB LLC
Tanner, Dallas, CEO
c/o Invitation Homes
1717 Main Street
Suite 2000
Dallas, TX 75201
And
SRP SUB LLC
Olsen, Jonathan, CFO and Treasurer
c/o Invitation Homes
1717 Main Street
Suite 2000
Dallas, TX 75201
And
SRP SUB LLC
Young, Charles, COO
c/o Invitation Homes
1717 Main Street
Suite 2000
Dallas, TX 75201
VIOLATION ADDRESS: 13156 120th St.
Largo, FL 33778

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	13156 120 th St. Largo, FL 33778	For the untended and excessive overgrowth of grass and weeds across the front, sides, and rear of the property. Accumulation of trash and debris to include tree branches,

		trash, containers, cardboard and similar items.
138-3220 (ZO)	13156 120 th St. Largo, FL 33778	For the outdoor storage of items which are not permissible on a residentially zoned property to include broken furniture, window screens, yard tools, scrap metal and similar items.

ITEM: 07

DEPT: Code Enforcement
MATTER: Motion to Remediate
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.
138-3220 (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: 08

DEPT: Code Enforcement
MATTER: Motion to Remediate
CASE NO: CCM-24-00065
OFFICER: E. Jewett
OWNER: Keich, Karl K
NOTICE ADDRESS: Keich, Karl K
14907 Crown Dr.
Largo, FL 33774-5006
VIOLATION ADDRESS: 14907 Crown Dr.
Largo, FL 33774-5006

VIOLATION(S):

Code Section	Location	Violation
154-231 (ZO)	14907 Crown Dr. Largo, FL 33774	I.e. Wooden fence is installed on the County's right of way.