

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

November 18, 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

HEARING CANCELLED – OWNERSHIP CHANGE

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s)
CASE NO: CCM-24-00070
OFFICER: D. Devol
OWNER: SFR XII TAMPA OWNER 1 LP
NOTICE ADDRESS: SFR XII TAMPA OWNER 1 LP (PCPAO Address)
9200 E. Hampton Dr.
Capitol Heights, MD 20743-3823
And
SFR XII TAMPA OWNER 1 LP (Mailing Address)
591 West Putnam Avenue
Greenwich, CT 06830
And
CT Corporation System, Registered Agent for
SFR XII TAMPA OWNER 1 LP
1200 South Pine Island Road
Plantation, FL 33324
And
SFR XII TAMPA OWNER FP, L.L.C. (General Partner of Respondent)
591 West Putnam Avenue
Greenwich, CT 06830
VIOLATION ADDRESS: 10920 104th Ave
Seminole, FL 33778

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	10920 104 th Ave Seminole, FL 33778	Dwelling in deteriorated condition with boarded windows and entrances. Dilapidated and missing paint on exterior walls, and fascia. Exterior walls have holes and exposed wiring, allowing walls to not be weather or waterproof. Soffit deteriorated and damaged allowing the admittance of rain or dampness. Gutter system broken with missing sections. Interior walls not in sound condition, good repair, or substantially rodent proof.

58-304 (TD)	10920 104 th Ave Seminole, FL 33778	For the accumulation of trash and debris to include broken block, metal poles, gutter sections, and other similar items.
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ITEM: 02 Continued from October 14, 2024
DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s)
CASE NO: CCM-24-00071
OFFICER: D. Devol
OWNER: Borachi, Nazimuddin
 Borachi, Shamimara
NOTICE ADDRESS: Borachi, Nazimuddin
 Borachi, Shamimara
 2787 Post Rock Dr.
 Tarpon Springs, FL 34688-7356
VIOLATION ADDRESS: 15506 60th St. N.
 Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	15506 60 th St. N. Clearwater, FL 33760	Dwelling in disrepair with: tarp covering a section of the roof indicating the roof is not watertight. Exterior walls and front door have diminished paint. Wood piece next to AC unit lacks a protective coating, ie. paint.
58-304 (TD)	15506 60 th St. N. Clearwater, FL 33760	An accumulation of discarded items to include but not limited to green trash bags with unknown contents, 5 gallon plastic bucket, wood pallets, bags of yard debris, and other noxious items scattered among the overgrowth of vegetative matter, ie. grass and weeds.

ITEM: 03 Continued from October 14, 2024
DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s)
CASE NO: CCM-24-00075
OFFICER: D. Devol
OWNER: Borachi, Nazimuddin
 Borachi, Shamimara
NOTICE ADDRESS: Borachi, Nazimuddin
 Borachi, Shamimara
 2787 Post Rock Dr.
 Tarpon Springs, FL 34688-7356
VIOLATION ADDRESS: 15516 60th St. N.
 Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	15516 60 th St. N. Clearwater, FL 33760	Dwelling in disrepair with: tarp covering a section of the roof indicating the roof is not watertight. Exterior walls and front door have diminished paint. Window has cardboard covering the openings next to AC unit.
58-304 (TD)	15516 60 th St. N. Clearwater, FL 33760	An accumulation of discarded items such as pieces of plywood and wood planks, a couch, disconnected screen door, and other noxious items scattered throughout the overgrowth of vegetative matter, ie. grass and weeds.

ITEM: 4

DEPT: Code Enforcement
MATTER: Petitioner's Motion to Initiate Foreclosure
CASE NO: CFC-24-00016
OFFICER: D. Devol
OWNER: JRS Investment Inc.
Medley, ED
NOTICE ADDRESS: Daryl L. Donahey
712 Patterson Street
Clearwater, FL 33756-1138
and
Donahey, Daryl L Est
c/o Derek Donahey
PO Box 261502
Tampa, FL 33685-1502
and
Derek L. Donahey
4123 Duckcreek Way
Ellenton, FL 34222
VIOLATION ADDRESS: 712 Patterson Street
Clearwater, FL 33756-1138

ITEM: 05

Continued from October 14, 2024

DEPT:

Code Enforcement

MATTER:

Minimum Housing Code Violation(s); Trash and Debris Code Violation(s)

CASE NO:

CCM-24-00076

OFFICER:

D. Devol

OWNER:

Harper, Carolyn

NOTICE ADDRESS:

Harper, Carolyn
6236 148th Ave. N.
Clearwater, FL 33760

VIOLATION ADDRESS:

6236 148th Ave. N.
Clearwater, FL 33760**VIOLATION(S):**

Code Section	Location	Violation
58-270 (IV)	6236 148 th Ave. N. Clearwater, FL 33760	Parking and/or storing of an inoperable vehicle on the property, ie. GMC Jimmy SUV FL tag 730-0GW with no current registration tag affixed (expired 04/11)
138-90 (ZO)	6236 148 th Ave. N. Clearwater, FL 33760	Placement of a carport type structure that is permanently attached to the ground without first obtaining a zoning clearance.

ITEM: 06

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

Continued from October 14, 2024

Code Enforcement

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

CCM-24-00072

D. Devol

United Wealth Builders LLC

United Wealth Builders LLC

2526 W Tampa Blvd Ste E

Tampa, FL 33607

And

United Wealth Builders LLC

3601 W Spruce St.

Tampa, FL 33607

And

Aponte, Diego B, Registered Agent for

United Wealth Builders LLC

3601 W Spruce St.

Tampa, FL 33607

And

Aponte, Diego B, Manager for

United Wealth Builders LLC

3601 W Spruce St.

Tampa, FL 33607

VIOLATION ADDRESS:

4680 68th Ln. N

St. Petersburg, FL 33709

PID # 06-31-16-61506-000-0080

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	4680 68 th Ln. N St. Petersburg, FL 33709	Dwelling in deteriorated condition with dilapidated, missing and/or peeling paint on exterior walls, soffit, and fascia. Rotten wood on exterior walls, soffit, and fascia. For the accumulation of trash and debris to include broken block, metal poles, gutter sections, and other similar items.
58-304 (TD)	4680 68 th Ln. N St. Petersburg, FL 33709	For the untended and excessive overgrowth of grass and weeds across the front of the property. Accumulation of trash and debris to include interior furniture, tree debris, cans, scrap metal and wood, tires, totes, broken bicycles, and similar items.
138-3703 (ZO)	4680 68 th Ln. N St. Petersburg, FL 33709	For the wooden fence in disrepair. Fence has sections that have fallen, broken pickets and is leaning.

ITEM: 07 Continued from October 14, 2024
DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s)
CASE NO: CCM-24-00073
OFFICER: D. Devol
OWNER: United Wealth Builders LLC
NOTICE ADDRESS: United Wealth Builders LLC
2526 W Tampa Blvd Ste E
Tampa, FL 33607
And
United Wealth Builders LLC
3601 W Spruce St.
Tampa, FL 33607
And
Aponte, Diego B, Registered Agent for
United Wealth Builders LLC
3601 W Spruce St.
Tampa, FL 33607
And
Aponte, Diego B, Manager for
United Wealth Builders LLC
3601 W Spruce St.
Tampa, FL 33607
VIOLATION ADDRESS: 4680 68th Ln. N
St. Petersburg, FL 33709
PID # 06-31-16-61506-000-0070

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	4680 68 th Ln. N St. Petersburg, FL 33709	Dwelling in deteriorated condition with dilapidated, missing and/or peeling paint on exterior walls, garage, soffit, and fascia. Rotten wood on exterior walls, soffit, and fascia. Window in disrepair with broken glass. Gutters in disrepair.
58-304 (TD)	4680 68 th Ln. N St. Petersburg, FL 33709	For the untended and excessive overgrowth of grass and weeds across the front of the property. Accumulation of trash and debris to include tree debris, cans, scrap metal and wood, tires, totes, storage containers and similar items.

ITEM: 08

DEPT: Code Enforcement
MATTER: Petitioner's Motion to Initiate Foreclosure
CASE NO: CM16-00067
OFFICER: E. Jewett
OWNER: Kuc, Alija
NOTICE ADDRESS: Kuc, Alija
3023 62ND Ave. N.
St. Petersburg, FL 33702
And
Alija Kuc a/k/a Ilija Kuc
3023 62ND Ave. N.
St. Petersburg, FL 33702
VIOLATION ADDRESS: 3023 62ND Ave. N.
St. Petersburg, FL 33702

ITEM: 09

DEPT: Code Enforcement
MATTER: Petitioner's Motion to Initiate Foreclosure
CASE NO: CM20-00004
OFFICER: E. Jewett
OWNER: Stephens, Joyce M
NOTICE ADDRESS: Stephens, Joyce M
7301 44th Ave. N.
St. Petersburg, FL 33709-4411
And
Joyce M. Stephens, as Trustee
Of the Stephens Family Trust,
Dated February 10, 2009,
And her successors in office
7301 44th Ave. N.
St. Petersburg, FL 33709
VIOLATION ADDRESS: 7358 46th Ave. N.
St. Petersburg, FL 33709

ITEM: 10

DEPT: Code Enforcement
MATTER: Respondent's Third Extension of Time
CASE NO: CCM-24-00025
OFFICER: D. Devol
OWNER: Garrett, Candace S
NOTICE ADDRESS: Garrett, Candace S ET AL
1881 Bugle Lane
Clearwater, FL 33764-2446
And
Garrett, Candace S
1881 Bugle Lane
Clearwater, FL 33764-2446
And
Max Garrett
1881 Bugle Lane
Clearwater, FL 33764-2446
And
Sam Garrett
2 Duchamp Place
Chatham, New Jersey 07928
VIOLATION ADDRESS: 1881 Bugle Lane
Clearwater, FL 33764

VIOLATION(S):

Code Section	Location	Violation
58-270 (TIV)	1881 Bugle Lane Clearwater, FL 33764	Parking/storing of inoperable vehicle(s) on the property, ie. Green 4 door sedan FL tag LEG-Y28 expired 12/22 with flat tire and no current registration affixed. White hauling trailer FL tag 08B-ITQ expired 12/22 with no current registration affixed and a flat tire.
58-304 (TD)	1881 Bugle Lane Clearwater, FL 33764	An accumulation of discarded trash, junk, and debris items to included but not limited to rotten fence posts, tree debris, 5-gallon buckets, plastic bins, filled green garbage bags and other noxious items scattered throughout the front of the property.
138-3220 (ZO)	1881 Bugle Lane Clearwater, FL 33764	Outdoor storage of an excessive amount of logs/firewood and paint/solvents being stored on in the front yard area and driveway.