

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

May 22, 2023

**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

MATTER: Code Violation(s)
CASE NO: CCM-23-00033
OFFICER: D. Devol
OWNER: Solid Rock Community School Inc.
NOTICE ADDRESS: Solid Rock Community School Inc.
2979 Grey Oaks Blvd.
Tarpon Springs, FL 34688-8158
and
Fasnacht, Eric, Registered Agent for
Solid Rock Community School Inc.
2979 Grey Oaks Blvd.
Tarpon Springs, FL 34688-8158
and
Fasnacht, Michele, President for
Solid Rock Community School Inc.
2979 Grey Oaks Blvd.
Tarpon Springs, FL 34688-8158
and
Benedetto, Melinda, Treasurer for
Solid Rock Community School Inc.
3434 Seffner Drive
Holiday, FL 34691
And
Yost, Melissa, Secretary for
Solid Rock Community School Inc.
6151 Vermont Ave.
New Port Richey, FL 34653
And
Katie Cole, Esq. (Attorney for Respondent)
Hill Ward Henderson (Clearwater Office)
600 Cleveland Street
Suite 800
Clearwater, FL 33755
And
Matthew Kelly, Esq. (Attorney for Respondent)
101 East Kennedy Boulevard
Suite 3700
Tampa, FL 33602
VIOLATION ADDRESS: 3561 Keystone Rd.
Tarpon Springs, FL 34688

VIOLATION(S):

Code Section	Location	Violation
138-90 (ZO)	3561 Keystone Rd. Tarpon Springs, FL 34688	Development activity and land disturbance on the property without first obtaining a zoning clearance.

ITEM: 02

MATTER: Code Violation(s)
CASE NO: CCM-23-00028
OFFICER: D. Devol
OWNER: Burgess, Lawanna Marie
Voci, Heidi M
NOTICE ADDRESS: Burgess, Lawanna Marie
Voci, Heidi M
1519 Winding Way W.
Clearwater, FL 33764-2535
VIOLATION ADDRESS: 1519 Winding Way W.
Clearwater, FL 33764-2535

VIOLATION(S):

Code Section	Location	Violation
138-3702 (ZO)	1519 Winding Way W. Clearwater, FL 33764	Installing and/or placement of an unauthorized aluminum fence on the County Right of Way.

ITEM: 03

MATTER: Code Violation(s)
CASE NO: CCM-23-00029
OFFICER: D. Devol
OWNER: Tocaj, Lirjan
Tocaj, Bledi
NOTICE ADDRESS: Tocaj, Lirjan
Tocaj, Bledi
6227 79th St.
Middle Village, NY 113979-1318
VIOLATION ADDRESS: 7057 Delta Way
Clearwater, FL 33764

VIOLATION(S):

Code Section	Location	Violation
138-3220 (ZO)	7057 Delta Way Clearwater, FL 33764	Outdoor storage of items not appropriate for outdoors ie., a couch. Also trash and debris items to include pieces of discarded wooden fence panels, fence posts, a tire, plastic bin, and several 5-gallon buckets.
138-3505 (ZO)	7057 Delta Way Clearwater, FL 33764	Placement of a shed within the 3-foot rear setback, and not screened by a 6-foot-high privacy fence.
138-3703 (TD)	7057 Delta Way Clearwater, FL 33764	Failure to maintain a fence in a state of good repair with missing and/or broken pickets and broken posts which is causing the fence to lean.

ITEM: 04

MATTER: Code Violation(s)
CASE NO: CCM-23-00032
OFFICER: D. Devol
OWNER: Moravec, Stephen A
NOTICE ADDRESS: Moravec, Stephen A
1912 Wolford Rd.
Clearwater, FL 33760-1413
VIOLATION ADDRESS: 1912 Wolford Rd.
Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	1912 Wolford Rd. Clearwater, FL 33760	Dwelling has a boarded window and area of soffit that is detached and hanging down. Accessory garage structure has an area of wooden fascia that lacks a protective coating and has rotten wood. The garage door frame has diminished paint.
58-270 (IV)	1912 Wolford Rd. Clearwater, FL 33760	Parking/storing of an inoperable vehicle(s), ie. Red Hummer with no current tag affixed, Black truck with no tag and no engine, green mustang FL tag BE8022 with no current registration sticker affixed, and several other inoperable vehicles, and trailers that are stored on the property.
122-37 (PV)	1912 Wolford Rd. Clearwater, FL 33760	Parking/storing prohibited vehicle/equipment, ie. semi-trailer, and 2 single Reel trailers, in a residentially zoned district.
138-3220 (ZO)	1912 Wolford Rd. Clearwater, FL 33760	Outdoor storage of non-permissible and/or inappropriate items on a residentially zoned property such as: tires, vehicle parts, tools, scrap wood, paint, scrap metal, household furniture, and appliances. Damaged or discarded vehicles and items of no value such as trash and debris.

ITEM: 05

MATTER:	Code Violation(s)
CASE NO:	CCM-23-00026
OFFICER:	D. Devol
OWNER:	McManamon, Patrick Joseph McManamon, Anne Mary
NOTICE ADDRESS:	McManamon, Patrick Joseph McManamon, Anne Mary McManamon, Stephen John Ingle Cottage-Walker Ln Preston Lane's PR2 7AP Great Britain And McManamon, Patrick Joseph McManamon, Anne Mary Ingle Cottage-Walker Ln Preston Lane's PR2 7AP Great Britain And McManamon, Patrick Joseph McManamon, Anne Mary 621 Mayo St. Crystal Beach, FL 34681 And McManamon, Patrick Joseph McManamon, Anne Mary McManamon, Stephen John 621 Mayo St. Crystal Beach, FL 34681
VIOLATION ADDRESS:	621 Mayo St. Crystal Beach, FL 34681

VIOLATION(S) for Case CCM-23-00026:

Code Section	Location	Violation
22-299 (MH)	621 Mayo St. Crystal Beach, FL 34681	Dwelling in deteriorated condition with: Excessive cracks/cracking on the exterior walls. Areas of the fascia have deteriorated wood and soffit has metal that is bent and detached. Failure to maintain a roof in a structurally sound and safe manner with large section of roofing material that is detached and hanging over the side of the dwelling. This indicates that the roof might admit rain or cause dampness in the walls or interior of the building. Collapsed interior room ceiling.
58-270 (IV)	621 Mayo St. Crystal Beach, FL 34681	Parking/storing of an inoperable vehicle on the property, ie. Jet ski trailer with no current registration affixed and Sea Doo Jet ski, FL7488PJ with expired registration 7/14.
58-304 (TD)	621 Mayo St. Crystal Beach, FL 34681	An accumulation of discarded junk and debris items, ie. section(s) of roofing material, plastic tarp, broken paddleboard, pieces of wood and other miscellaneous items scattered around the property.