

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

March 10, 2025

**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

DEPT: Code Enforcement
MATTER: Trash and Debris Code Violation(s); Inoperable Vehicle
Code Violation(s); Prohibited Vehicle Code Violation(s);
Zoning Code Violation(s)
CASE NO: CCM-25-00004
OFFICER: B. Hughes
OWNER: Russell, Marilyn L
Butler, Lorenzo
NOTICE ADDRESS: Russell, Marilyn L
Butler, Lorenzo
3851 NE 212 Ct.
Williston, FL 32696-7020
VIOLATION ADDRESS: 1397 Crosby St.
Seminole, FL 33778

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	1397 Crosby St. Seminole, FL 33778	An accumulation of trash and debris was present on property to include but not limited to tree debris, cinder blocks, discarded tarp, and similar miscellaneous items.
58-270 (IV)	1397 Crosby St. Seminole, FL 33778	The parking/storing of an inoperable vehicle on property (white Dodge Charger with expired tag displayed, 96D TRI, 09/24).
122-37 (PV)	1397 Crosby St. Seminole, FL 33778	The parking/storing of prohibited vehicles and equipment on property in a residential zoning district to include but not limited to International flatbed truck, bucket lift, utility trailer used for transporting/storing a prohibited vehicle (bucket life), and construction/landscaping/land clearing equipment.

138-3220 (ZO)	1397 Crosby St. Seminole, FL 33778	The outdoor storage of items not appropriate for outdoor storage to include but not limited to generator, boat canopy, cones, bucket, hand truck, ladder, fuel storage container, and similar miscellaneous items. The outdoor storage of permissible items not screened from public view to include but not limited to refuse containers and kayak.
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ITEM: 02

DEPT: Code Enforcement
MATTER: Petitioner's Motion to Initiate Foreclosure
CASE NO: CCM-23-00095
OFFICER: B. Hughes
OWNER: JK Consulting LLC
NOTICE ADDRESS: JK Consulting LLC
116 Eaton Dr.
Middletown, OH 45044-4906
and
Krachenfels, Jon
Managing Member And Registered Agent For
JK Consulting, LLC
1029 S County Line Rd
Johnstown, OH 43031
and
Krachenfels, Jon
Managing Member And Registered Agent For
JK Real Estate Consulting, LLC
1029 S County Line Rd
Johnstown, OH 43031
And
Krachenfels, Jon
Managing Member And Registered Agent For
JK Real Estate Consulting, LLC
19351 Flamingo Blvd
Livonia, MI 48152
And
Krachenfels, Jon
Managing Member And Registered Agent For
JK Consulting, LLC
19351 Flamingo Blvd
Livonia, MI 48152
and
Krachenfels, Jonathan D
5151 Woodbridge Ave.
Powell, OH 43065
And
Messer, Brian E And Allison
116 Eaton Dr.
Middletown, OH 45044-4906
And
Jason H. Kern
Registered Agent For
JK Consulting LLC
8870 12 Mile Road
Marshall, MI 49068
And
James P Kennedy
Registered Agent For
JK Consulting LLC
43311 Joy Road #184

Canton, MI 48187
And
John Kunz
Registered Agent For
JK Consulting, LLC
15911 Railroad Ave.
Spring Lake, MI 49456
3589 50th Ave
St. Petersburg, FL 33714

VIOLATION ADDRESS:

ITEM: 03

DEPT:	Code Enforcement
MATTER:	Petitioner's Motion to Initiate Foreclosure
CASE NO:	CFC-25-00002
OFFICER:	D. Devol
OWNER:	Nguyen, Truc Phan, Tammy
NOTICE ADDRESS:	Nguyen, Truc Phan, Tammy 10795 58 th St. N. Pinellas Park, FL 33782 And Nguyen, Truc Phan, Tammy 1801 Chinaberry Dr. Oldsmar, FL 34677
VIOLATION ADDRESS:	725 Seneca St Clearwater, FL 33756

ITEM: 4

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s)
CASE NO: CCM-25-00007
OFFICER: B. Hughes
OWNER: The Florida LP
NOTICE ADDRESS: The Florida LP
1717 Main St.
Ste. 2000
Dallas, TX 75201-4657
And
Corporation Service Company, Registered Agent For
THR Florida L.P.
1201 Hays Street
Tallahassee, FL 32301-2525
And
THR Property GP, LLC (General Partner)
1717 Main St.
Ste. 2000
Dallas, TX 75201
And
THR Property Holdco L.P., Member Of
THR Property GP, LLC (General Partner)
1717 Main St.
Ste. 2000
Dallas, TX 75201
And
Solls, Mark, Authorized Person For
THR Property GP, LLC (General Partner)
1717 Main St.
Ste. 2000
Dallas, TX 75201
VIOLATION ADDRESS: 2059 Sandpiper Dr.
Palm Harbor, FL 34683

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	2059 Sandpiper Dr. Palm Harbor, FL 34683	Roof is not free from defects, admits moisture into structure, and causes dampness in the walls/interior portion of the building. Windows are not weathertight/watertight. Interior walls and ceiling are not in good repair and condition with water/moisture damage, staining and peeling/bubbling paint.

ITEM: 05

DEPT: Code Enforcement
MATTER: Zoning Code Violation(s); Trash and Debris Code Violation(s); Minimum Housing Code Violation(s)
CASE NO: CCM-25-00019
OFFICER: B. Hughes
OWNER: Driscoll, Daniel D Jr TRE
NOTICE ADDRESS: Driscoll, Daniel D Jr TRE
3043 58th Ave. N. Land Trust
5761 75th Ave. N.
Pinellas Park, FL 33781-3335
VIOLATION ADDRESS: 3043 58th Ave. N.
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
138-3220 (ZO)	3043 58 th Ave. N. St. Petersburg, FL 33714	The outdoor storage of items not appropriate for outdoor storage to include but not limited to truck topper, plastic crates/bins, pallets, coolers, ladders, storage totes, indoor furniture, buckets, tarps, dog crate, washing machine, hand cart, cardboard boxes, tools pots/pans, gas cans, and other miscellaneous items. The outdoor storage of permissible items not screened from public view to include refuse containers.
58-304 (TD)	3043 58 th Ave. N. St. Petersburg, FL 33714	An accumulation of trash and debris was present on property to include but not limited to discarded fence sections, trash bags, tree debris, and other miscellaneous trash. Untended growth of vegetative matter (overgrowth) and an excessive accumulation of weeds or other plant material was present on property.
22-298 (MH)	3043 58 th Ave. N. St. Petersburg, FL 33714	Occupying a dwelling(s) not connected to a source of electric power.
22-299 (MH)	3043 58 th Ave. N. St. Petersburg, FL 33714	Windows in multiple structures are not weathertight/watertight with cracks and holes in the windowpanes. Exterior walls are not in sound condition and good repair with rotted wood, wood without protective treatment (paint), not

		weathertight/watertight with openings to the exterior, chipped/peeling paint, algae like substance and staining present, and using materials not solely professionally manufactured for the purposes of storm protection (plywood, plastic, tape, tarps, and similar items). Multiple dwellings in dilapidated condition (Lot 4 and 24).
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ITEM: 06

DEPT: Code Enforcement
MATTER: Trash and Debris Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-25-00010
OFFICER: D. Devol
OWNER: MD Properties Group 1 LLC
NOTICE ADDRESS: MD Properties Group 1 LLC
2762 Meadowood Dr.
Weston, FL 3332-3438
And
MD Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
And
Largo Legacy Townhomes LLC, Registered Agent For
MD Properties Group 1 LLC
2935 1st Ave. N.
Ste 2
St. Petersburg, FL 33713
And
Pereira, John, Manager For
MD Properties Group 1 LLC
3301 53rd St. N.
St. Petersburg, FL 33710
And
Orselli, Francesco, Manager For
MD Properties Group 1 LLC
PO Box 27740
Las Vegas, NV 89123
And
Ebanks, Hulsey, Jr, Manager For
MD Properties Group 1 LLC
3060 College Ave
Ste 109
Ruskin, FL 33570
VIOLATION ADDRESS: 11916 133rd Ave
Largo, FL 33778

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	11916 133 rd Ave Largo, FL 33778	An accumulation of discarded construction debris, scrap lumber, scrap metal & aluminum, cinder blocks, vegetation debris, rubbish, cardboard boxes, and other noxious items scattered throughout the property.

138-3507 (ZO)	11916 133 rd Ave Largo, FL 33778	Failure to keep the areas surrounding a dumpster free of all garbage, trash, junk, and debris.
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ITEM: 07

DEPT: Code Enforcement
MATTER: Trash and Debris Code Violation(s)
CASE NO: CCM-25-00011
OFFICER: D. Devol
OWNER: MD Properties Group 1 LLC
NOTICE ADDRESS: MD Properties Group 1 LLC
2762 Meadowood Dr.
Weston, FL 3332-3438
And
MD Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
And
Largo Legacy Townhomes LLC, Registered Agent For
MD Properties Group 1 LLC
2935 1st Ave. N.
Ste 2
St. Petersburg, FL 33713
And
Pereira, John, Manager For
MD Properties Group 1 LLC
3301 53rd St. N.
St. Petersburg, FL 33710
And
Orselli, Francesco, Manager For
MD Properties Group 1 LLC
PO Box 27740
Las Vegas, NV 89123
And
Ebanks, Hulsey, Jr, Manager For
MD Properties Group 1 LLC
3060 College Ave
Ste 109
Ruskin, FL 33570
VIOLATION ADDRESS: 11938 133rd Ave.
Largo, FL 33778

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	11938 133 rd Ave. Largo, FL 33778	An accumulation of discarded construction debris, scrap lumber, scrap metal & aluminum, vegetation debris, and other noxious items scattered throughout the property to include a discarded couch in the front of the building.

ITEM: 08

DEPT: Code Enforcement
MATTER: Trash and Debris Code Violation(s); Inoperable Vehicle
Code Violation(s)
CASE NO: CCM-25-00012
OFFICER: D. Devol
OWNER: MD Properties Group 1 LLC
NOTICE ADDRESS: MD Properties Group 1 LLC
2762 Meadowood Dr.
Weston, FL 3332-3438
And
MD Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
And
Largo Legacy Townhomes LLC, Registered Agent For
MD Properties Group 1 LLC
2935 1st Ave. N.
Ste 2
St. Petersburg, FL 33713
And
Pereira, John, Manager For
MD Properties Group 1 LLC
3301 53rd St. N.
St. Petersburg, FL 33710
And
Orselli, Francesco, Manager For
MD Properties Group 1 LLC
PO Box 27740
Las Vegas, NV 89123
And
Ebanks, Hulsey, Jr, Manager For
MD Properties Group 1 LLC
3060 College Ave
Ste 109
Ruskin, FL 33570
VIOLATION ADDRESS: 11960 133rd Ave
Largo, FL 33778

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	11960 133 rd Ave Largo, FL 33778	An accumulation of discarded construction debris, scrap lumber, spare vehicle tire bag of household trash, and other noxious items scattered throughout the property.
58-270 (IV)	11960 133 rd Ave Largo, FL 33778	Parkijg/storing of an inoperable vehicle on the property, ie. Green Chevy pickup truck FL tag HZZ-L23 exp 07/24 with no current registration sticker attached.

ITEM: 09

DEPT: Code Enforcement
MATTER: Trash and Debris Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-25-00016
OFFICER: D. Devol
OWNER: MD Properties Group 1 LLC
NOTICE ADDRESS: MD Properties Group 1 LLC
2762 Meadowood Dr.
Weston, FL 3332-3438
And
MD Properties Group 1 LLC
4840 SW 34th Ave.
Ft. Lauderdale, FL 33312
And
Largo Legacy Townhomes LLC, Registered Agent For
MD Properties Group 1 LLC
2935 1st Ave. N.
Ste 2
St. Petersburg, FL 33713
And
Pereira, John, Manager For
MD Properties Group 1 LLC
3301 53rd St. N.
St. Petersburg, FL 33710
And
Orselli, Francesco, Manager For
MD Properties Group 1 LLC
PO Box 27740
Las Vegas, NV 89123
And
Ebanks, Hulsey, Jr, Manager For
MD Properties Group 1 LLC
3060 College Ave
Ste 109
Ruskin, FL 33570
VIOLATION ADDRESS: 11980 133rd Ave
Largo, FL 33778

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	11980 133 rd Ave Largo, FL 33778	An accumulation of discarded construction debris, scrap lumber, metal and aluminum, tree limbs, trash, rubbish and other noxious items scattered around the property.
138-3507	11980 133 rd Ave Largo, FL 33778	Failure to screen a dumpster from street view and a failure to keep the area surrounding the dumpster free of trash and debris.

ITEM: 10

DEPT: Code Enforcement
MATTER: Zoning Code Violation(s); Minimum Housing Code Violation(s)
CASE NO: CCM-25-00009
OFFICER: B. Hughes
OWNER: Vasantha LLC
NOTICE ADDRESS: Vasantha LLC
6201 150th Ave. N.
Clearwater, FL 33760-2019
And
Vasantha LLC
14432 Eagle Pointe Dr.
Clearwater, FL 33762
And
Chapalamadugu, Anupama, Registered Agent For
Vasantha LLC
14432 Eagle Pointe Dr.
Clearwater, FL 33762
And
Chapalamadugu, Anupama, Registered Agent For
Vasantha LLC
6201-150th Ave. North
Clearwater, FL 33760
VIOLATION ADDRESS: 6201 150th Ave. N.
Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
138-176 (ZO)	6201 150 th Ave. N. Clearwater, FL 33760	Placing/adding an impervious surface exceeding 7500 square feet on the parcel without obtaining an approved site plan review and approval.
138-90 (ZO)	6201 150 th Ave. N. Clearwater, FL 33760	Placing and maintaining chain link fencing, concrete blocks, milling materials/fill, trailers, heavy construction equipment, pavilion/table, dumpster, porta let, accessory structure/shed, and signs on property without first obtaining an approved zoning clearance. Operation/advertisement of a U-Haul rental business without first obtaining an approved zoning clearance. Placing a fence taller than three feet adjacent to the public rights-of-way without first obtaining an approved zoning clearance.

138-3754 (ZO)	6201 150 th Ave. N. Clearwater, FL 33760	Placing/maintaining prohibited signs (feather banners) on property.
138-3507 (ZO)	6201 150 th Ave. N. Clearwater, FL 33760	Dumpster not screened from view with a solid fence or wall. Dumpster enclosure is not in good repair with missing/damaged walls/panels and posts.
22-231 (MH)	6201 150 th Ave. N. Clearwater, FL 33760	The exterior of premises and structures are not maintained in good repair and condition to include but not limited to a boarded window, rotted wood, peeling/chipped paint, missing/damaged fascia on structure and fuel canopy, and algae like substance on exterior surfaces.

ITEM: 11

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s)
CASE NO: CCM-25-00006
OFFICER: B. Hughes
OWNER: Paitakis, Christopher
Paitakis, Valerie
NOTICE ADDRESS: Paitakis, Christopher
Paitakis, Valerie
1209 Sutherland Dr.
Palm Harbor, FL 34683-4102
And
Paitakis, Christopher
Paitakis, Valerie
390 S Middlebush Rd.
Somerset, NJ 08873
VIOLATION ADDRESS: 1209 Sutherland Dr.
Palm Harbor, FL 34683

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	1209 Sutherland Dr. Palm Harbor, FL 34683	Roof is in disrepair and poor condition with deteriorated/damaged tar paper/covering. Soffit and fascia are in disrepair and poor condition with collapsing sections, holes/missing sections, and rotted wood. Window is in disrepair with broken pane. Rain gutter is in disrepair and unattached to structure. Exterior door is in disrepair and poor conditions with missing hardware and secured with wood plank.
58-304 (TD)	1209 Sutherland Dr. Palm Harbor, FL 34683	Untended growth of vegetative matter (overgrowth) was present on property. An accumulation of trash and debris was present on property to include but not limited to vegetative debris and discarded fence/wood panel.