

**MUNICIPAL CODE ENFORCEMENT BOARD  
MINUTES OF JULY 26, 2018**

**Members Present:**

LeAnne Lake, Chair  
Barbara Sofarelli,  
Roxana Marsh, Vice-Chair  
Carrie Shelby  
Douglas Whittington  
Bret Shortridge

**Staff Present:**

Isabella Sobel, City Staff Attorney  
Carol Stricklin, Director of Community Development  
Tracey Schofield, Code Enforcement Manager  
Pete Jenson, CCEO  
Jenna Knapstein, CEO  
Chase Bergeron, CEO  
Charles Barkman, CEO

Commissioner Carroll was present.

Mary Gouge, Board Support Specialist

**Codes:**

**CCEO** (Chief Code Enforcement Officer)  
**CEO** (Code Enforcement Officer)  
**COO** (Code of Ordinances)  
**NOV** (Notice of Violation)

**CDC** (Comprehensive Development Code)  
**PMC** (Property Maintenance Code)  
**FBC** (Florida Building Code)  
**BOARD** (Code Enforcement Board)

**Copies of the referenced Property Maintenance Code is on the Dais before each Board Member.**

**Note to Minutes:** All people that spoke before the Code Enforcement Board had been sworn in. The Board had a quorum. There were six Board Members present.

**CALL TO ORDER**

Chair Lake called the Code Enforcement Board meeting to order at 1:31 p.m. Chair Lake advised that all cell phones to be turned off and to stand for the Pledge of Allegiance.

**APPROVAL OF THE MINUTES**

The June 28, 2018 minutes were not available for approval.

**AGENDA REVIEW - CASES NOT BEING HEARD**

CCEO Jensen stated that the following cases will not be presented before the Board.

09 CE2018-00958            MINUTOLO TRUST  
Bergeron                    610 7TH AVE LARGO, FL 33770  
COO 11-75 INOPERATIVE VEHICLES

chg 7/23/2018

**PUBLIC HEARING**

Chairman Lake asked Ms. Gouge, Recording Secretary, to administer the swearing in of speakers, those who would be presenting testimony before the Board. Chairman Lake presented the procedures and processes of the Code Enforcement Board to the audience. Chairman Lake requested the Board's attorney, Ms. Isabella

Sobel, City Staff Attorney, to advise the audience of the procedures and processes of the Board, reduction cases and who may present testimony.

**Reduction Cases:** Chair Lake stated the guidelines of the dollar amount on the reduction cases. She advised that the Board may or may not reduce a code violation fine. Should the Board elect to reduce a code violation fine, the Board is only authorized by Ordinance to reduce the fine to \$250.00 plus the administrative costs that are associated with the case which are outlined in the agenda.

**Testimony:** Ms. Sobel advised the audience who may present testimony on the remainder of the cases regarding the testimony. She stated that if they are not the person who is the property owner or the alleged violator named on the agenda or in the Notices for these hearings today, in order to testify that they would need to be called as a witness. The witness must be called by the City or the person (which must be present to name the witness) who is the property owner or the alleged violator named on the agenda or in the Notices. If the alleged violator who was named in the Notices and in the Violation is not present, you would need to have on your person an original authorized letter signed and dated by the owner or the alleged violator and this authorization letter must be notarized before you will be allowed to speak to this Board.

**Quasi-Judicial Board:** Ms. Sobel stated that the cases that are being presented before the Code Enforcement Board are quasi-judicial in nature and while they are open to the public only those authorized individuals or those called as witnesses can speak before the Board today.

#### **FIRST ORDERS**

10 CE2018-00844                      PHELPS, VICKIE S  
Knapstein                                12906 127TH AVE N LARGO, FL 33774

#### **COO 11-75 INOPERATIVE VEHICLES**

CEO Knapstein spoke on behalf of the City. She read the staff report into the record. CEO Knapstein stated the a pickup truck, with no valid tag, blocking the sidewalk. Upon re-inspection of the property she found that the vehicle had been moved off the sidewalk which corrected one of the violations; however, that vehicle was still without a valid tag. In addition, there was a red car on the driveway with no valid tag. Notice of Violation was posted as required and Hearing Notice was posted and mailed as required. CEO Knapstein advised the Board that she checked the property today, June 28, 2018 and the property is now in compliance.

Present to speak on behalf of the property, present was the owner, Ms. Vickie Phelps, and her attorney, Mr. Michael Hildebrand. Mr. Hildebrand. stated that the subject property is a rental property. Upon being advised of the violation, Ms. Phelps contacted her tenants. He stated her tenants told her that the violations would be corrected immediately within the time period of May 30, 2018 and June 8, 2018. By the time of the Code Officer's re-inspection of July 6, 2018, Ms. Phelps 90 year old mother fell and broke her hip and has been in the hospital in Orlando, where Ms. Phelps lives for the past three weeks. Mr. Hildebrand. stated that Ms. Phelps did not ignore the City's violation; but events required her to be out of the area. He did state that the violations had been corrected and asked that the City to not impose any fine.

Motion made by Marsh, seconded by Sofarelli, in Case No. CE2018-00844 to find the Respondent, Vickie S. Phelps, in violation of the City of Largo Code of Ordinances Section 11-75 for the property located at 12906 127th. Avenue North Largo, FL 33774; and to assess a fine of \$25.00 per day beginning on August 3, 2018.

**Approved 6/0** Chair Lake told Ms. Phelps that there will be no fine at this time; however, next time a fine will start on the day that the code officer discovered the violation.

**AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE & SECOND ORDERS**

Second Orders either did not come into compliance or came into compliance but did not pay the fines.

15 CE2018-00678 Bergeron	BIDDLE, NANCY E 263 1ST ST NW LARGO, FL 33770	Non-Compliance Was to comply on or before 07/15/2018 Fine is \$200.00 a day Fine starts 07/16/2018
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COO 11-75 INOPERATIVE VEHICLES

2010 FLORIDA BUILDING CODE SEC. 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1A

COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS

CDC 18.2.5.B(6) EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)

Present to represent the property was the park owner, Ms. Nancy Biddle and Mr. Walt Conn, the park's manager. Ms. Biddle advised that Mr. Conn does a twice a week walk through the park. She had been advised that everything that had been added to the park had been removed and all violations were corrected. She told Chair Lake that she did not contact Code Enforcement to do an inspection as she was with mother who recently passed away.

CEO Bergeron stated that he re-inspected on July 16, 2018. The issues with the carports being enclosed were corrected; however, the issues still exists regarding the inoperable vehicles and junk, trash and debris which kept the fines going. He stated that he made another inspection on July 23, 2018 and those items still exist.

Ms. Biddle stated she drove through the park today. She wanted to know if the debris was still there. She stated that Mr. Conn advised that everyone that had items out had it all removed. CEO Bergeron stated that there were two pickup trucks with expired tags, jet ski trailer that did not have tag, there were plumbing fixtures behind a couple of units, and a bed frame behind another unit.

CCEO Jensen stated that if there is time, Code Enforcement can go there today, or schedule it for tomorrow to show Ms. Biddle the violations.

Ms. Shelby asked that since part of the violations have been corrected if that changed the daily fine. CCEO Jensen stated that not in this case; however, he advised that the only way in which it would is to assess a daily fine to each violation. This is not usually done but it could occur. He stated that it is a hard item to keep track of with the system and the legal wording in the Orders.

Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Marsh, in Case No. CE2018-00678 to find the Respondent(s), Nancy E. Biddle, did not correct the violation(s) on or before July 15, 2018, and to accept the Affidavit of Non-Compliance. **Approved 6/0**

Ms. Biddle advised the Board that she only owns the land and does not own the mobile homes at all. She stated that she cannot legally remove anything from the mobile home or their property. A situation occurred several years ago and they called the police. She stated that the Board is asking her to do something that she cannot touch.

CCEO Jensen stated that Ms. Biddle needs to take whatever process that she needs to do that will keep her property in compliance. She could have the violators evicted. He stated most public places or apartment complexes have and use a tow policy. The towing company can tow unauthorized vehicles, which would include inoperable vehicles. Ms. Biddle stated that she has towed vehicles from her property before and she forgot about the tow policy.

**REQUEST FOR REDUCTION**

17 2016050085	BULLARD, STEPHEN J	Compliance
Bushee	1400 9 <sup>TH</sup> ST NW LARGO, FL 33770	Fine Ran: 09/02/2017 – 05/21/2018
		261 Days @ \$150.00 per day
		Fine Due: \$ 39,150.00
		Admin. Fee: \$ 97.49

**G**

- COO 11-75, INOPERABLE VEHICLE(S) VIOLATION
- COO 11-47, DUTY OF OWNERS AND OCCUPANTS (DEBRIS)
- CDC 18.2.5.C.5, EXTERIOR STRUCTURE (ROOFS DRAINAGE)
- CDC 18.2.5.C.11, EXTERIOR STRUCTURE (WINDOW, SKYLIGHT, AND DOOR FRAMES)
- CDC 18.2.5.C.13, EXTERIOR STRUCTURE (INSECT SCREENS)
- CDC 18.2.5.D.2, INTERIOR STRUCTURE (STAIRS AND WALKING SURFACES)
- CDC 18.2.5.F, EXTERMINATION
- CDC 18.2.4.F.1.C, STRUCTURE UNFIT FOR HUMAN OCCUPANCY
- CDC 18.2.5.C.14, EXTERIOR STRUCTURE (DOORS)
- FBC 105, BUILDING WITHOUT PERMITS

Present to represent the property was Mr. John Liu, of StructPro Contracting and Development Corporation, who is the authorized agent. Mr. Liu stated that if the Board looks at the before and after photos it shows the amount of work that was done to bring this property into compliance. The property was in foreclosure and the violations occurred two owners ago. He stated that he did not file in time to take advantage of the City's Lien Wavier Program.

Chair Lake told Mr. Liu that the minimum the Board could reduced the fine reduction down to \$347.49.

CCEO Jensen stated the City has no objection to the reduction.

Chair Lake closed the public portion of the hearing.

Motion made by Marsh, seconded by Shelby, in Case No. 2016050085 for the property located at 1400 9<sup>th</sup> Street Northwest, Largo, FL 33770, to accept the Affidavit of Compliance, the Respondent(s), Stephen J. Bullard, corrected the violation(s) but did not pay the fine of \$39,150.00 and to approve the Request for Reduction; reduce the fine of \$39,150.00 to \$350.00; inclusive of the administrative fee; order that the Respondent(s) to pay the reduced fine of \$350.00 within 30 calendar days of this order, and if not paid within 30 calendar days of this order, the original fine amount will be due. **Approved 6/0**

**AFFIDAVIT OF COMPLIANCE/NON-COMPLIANCE & SECOND ORDERS (continued)**

16 CE2018-00701 SCHIMENEK, ERIC L Non-Compliance  
Knapstein SCHIMENEK, ANGELA Was to comply on or before 07/05/2018  
1161 6TH AVE SW LARGO FL 33770 Fine is \$75.00 a day  
Fine starts 07/06/2018

COO SEC. 11-21 MAINTENANCE OF POOLS, SPAS, PONDS AND FOUNTAINS

Present to represent the property was Ms. Angela Schimenek. Ms. Schimenek stated that she did not receive a copy of the First Order, the document was mailed to the Boca Raton, Florida address. She relocated from Boca Raton two years ago to Largo and notified all parties within the County of her Largo mailing address. She did not receive notice of the hearing. She had a notice posted on her door. CCEO Jensen and CEO Knapstein both advised that the First Hearing notice was posted on the property. She stated that it was not. CCEO Jensen stated that both the Pinellas County Tax Collector and Property Appraiser have listed the address of 1161 6<sup>th</sup> Avenue Southwest. He further indicated that all the hearing notices were posted at 1161 6<sup>th</sup> Avenue Southwest. CCEO Jensen stated that the system did not update the address. CCEO Jensen told the Board that she contacted Mr. Tracey Schofield, Code Enforcement Manager, and told him if they would have knocked on the door her husband was home.

Chair Lake asked CEO Knapstein if she posted the property in which she replied that she did.

Ms. Schimenek stated that after 20 years of throwing chemicals into the pool she decided to turn the pool into a koi pond. She read the ordinance that the pond couldn't have stagnant water, can't breed mosquitoes, and can't be polluted. She stated that she has a 10,000 gallon per hour pump running, there are no mosquitoes, treating it with natural chemicals to clear the water, and she has 35 goldfish and koi in the pond. She stated that she is in compliance.

Chair Lake asked CEO Knapstein if she inspected the property and she stated that she visited the property today before the hearing and it was dark green.

Ms. Sobel stated that the Board has testimony that the Code Enforcement Officer posted the property at least 10 days before the hearing.

Chair Lake closed the public portion of the hearing.

Motion made by Sofarelli, seconded by Shelby, in Case No. CE2018-00701 to find the Respondent(s), Eric L. Schimenek and Angela Schimenek, did not correct the violation(s) on or before July 5 2018, and to accept the Affidavit of Non-Compliance. **Approved 6/0**

**CONSENT DOCKET**

The Respondents in the following cases came into compliance by the date Ordered by the Board. There are no fines due. Request the Board to accept the Affidavits of Compliance.

01 CE2017-01790 EMBASSY MOBILE PARK INC Compliance  
Knapstein 16416 US HIGHWAY 19 N 1516 CLEARWATER, FL 33764  
CDC 18.2.5.C5 EXTERIOR STRUCTURE (ROOFS DRAINAGE)  
CDC 18.2.4.F.1.C STRUCTURE UNFIT FOR HUMAN OCCUPANCY

02 CE2018-00236 SULESKY, JOSHUA A Compliance  
Bergeron 1017 BEVERLY AVE NW LARGO, FL 33770  
COO 11-75 INOPERATIVE VEHICLES  
2010 FLORIDA BUILDING CODE SEC. 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1A

03 CE2018-00708 GULATI, DUSHYANT Compliance  
Bergeron 145 6TH ST NW LARGO FL 33770  
CDC 18.2.5.C5 EXTERIOR STRUCTURE (ROOFS DRAINAGE)  
CDC 18.2.5.C7 EXTERIOR STRUCTURE (OVERHANG EXTENSIONS)

04 CE2018-00576 BARACANI, ALEXA J Compliance  
Knapstein 12816 126TH TERR N LARGO, FL 33774  
CDC 18.2.5.B(6) EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)  
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS  
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

05 CE2018-00393 ADVANTA IRA SERVICES LLC, BOLINT, MARY ELIZABETH IRA#8003670 Compliance  
Blakey 25 6TH AVE SE LARGO, FL 33771  
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS  
2010 FLORIDA BUILDING CODE SEC. 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1A

06 CE2018-00675 SFR 2012-1 FLORIDA LLC Compliance  
Blakey 177 PLUMOSA DR LARGO FL 33771  
COO SEC. 11-21 MAINTENANCE OF POOLS, SPAS, PONDS AND FOUNTAINS

07 CE2018-00740 ZACAIM, ABRAHAM Compliance  
Knapstein 12999 INDIAN ROCKS RD LARGO, FL 33774  
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS  
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS  
2010 FLORIDA BUILDING CODE SEC. 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC 18.1.1A

Motion made by Marsh, seconded by Whittington, to approve the consent docket as amended without board discussion and including staff background provided in the code enforcement board packet. **Approved 6/0**

13 CE2018-00175 ROBBINS, DANNY B Non-Compliance  
Barkman 607 5TH AVE NE LARGO FL 33770 Was to comply on or before 06/28/2018  
Fine is \$150.00 a day  
Fine starts 06/29/2018  
CDC 18.2.5.C5 EXTERIOR STRUCTURE (ROOFS DRAINAGE)  
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS  
CDC 18.2.5.B6 EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Marsh, seconded by Shelby, in Case No. CE2018-00175, for the property located at 607 5<sup>th</sup> Avenue Northeast, Largo, FL 33770, to find the Respondent(s), Danny B. Robbins, did not correct the violation(s) on or before June 28, 2018, and to accept the Affidavit of Non-Compliance. **Approved 6/0**

14	CESW2018-00076	WILLIAMS, HOPE A	Non-Compliance
Barkman		1411 9TH ST NW LARGO FL 33770	Was to comply on or before 07/05/2018
			Fine is \$25.00 a day
			Fine starts 07/06/2018

COO 20-103 STORAGE OR ACCUMULATION OF WASTE ON PREMISES

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Sofarelli, in Case No. CESW2018-00076, for the property located at 1411 9<sup>th</sup> Street Northeast, Largo, FL 33770, to find the Respondent(s), Hope A. Williams, did not correct the violation(s) on or before July 5, 2018, and to accept the Affidavit of Non-Compliance. **Approved 6/0**

**REQUEST FOR REDUCTION (continues)**

18	2013070057	AUSTIN, CALLIE E / AUSTIN, DENNIS J	Compliance
Mazzeo		2638 21 <sup>ST</sup> PL SW LARGO FL 33774	Fine Ran: 10/04/2013 – 01/05/2017
			1,189 Days @ \$50.00 per day
			Fine Due: \$ 59,450.00
			Admin. Fee: \$ 81.53

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COO 11-48, (OVERGROWTH) REMOVAL OF EXCESSIVE GROWTH OF WEEDS AND DEBRIS

There was no one present to represent the property; therefore, the Board did not proceed with the review.

**FIRST ORDERS**

08	CE2018-00794	HOWARD L KROPFF / LINDA M KROPFF
Bergeron		1885 DEBORAH AVE LARGO, FL 33770

COO 11-75 INOPERATIVE VEHICLES

CEO Bergeron spoke on behalf of the City. The staff report was read into the record. The inoperable vehicle was up on jacks in the driveway and missing one wheel. A Notice of Violation was posted as required and a Hearing Notice was posted and mailed as required. CEO Bergeron has left door hangers and has spoken with the property owner with regards to the inoperable vehicle. The owner has relatives in the area that will assist him.

No one was present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Whittington, seconded by Shelby, in Case No. E2018-00794 to find the Respondent, Howard L. Kropff and Linda M. Kropff, in violation of the City of Largo Code of Ordinance, Sections 11-75 for the property located at 1885 Deborah Avenue Largo, FL 33770; and to assess a fine of \$25.00 per day beginning on July 3, 2018 until compliance is achieved; and to order the Respondent to contact the Code Enforcement Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 6/0**

11 CE2018-00814 SWH 2017-1 BORROWER LP  
Knapstein 12160 CROFT DR E LARGO FL 33774

COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS  
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

CEO Knapstein spoke on behalf of the City. The staff report was read into the record. There was on the property a pile of tree debris, tarp and scrap metal in the backyard. A Notice of Violation was posted as required and a Hearing Notice was posted and mailed as required.

Ms. Marsh wanted to know if anyone was living in the shed. CEO Knapstein stated that there was not.

No one was present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Shelby, seconded by Sofarelli, in Case No. CE2018-00814 to find the Respondents, SWH 2017-Borrower LP, in violation of the City of Largo Code of Ordinances sections 11-74 and 11-48 for the property located at 12160 Croft Drive East Largo, FL 33774; and to assess a fine of \$25.00 per day beginning on August 3, 2018 until compliance is achieved; and to order the Respondents to contact the Code Enforcement Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 6/0**

12 CE2018-00978 7TH AVE SW VALETTE FAMILY LAND TRUST  
Knapstein 160 7TH AVE SW LARGO, FL 33770

COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

CEO Knapstein spoke on behalf of the City. The staff report was read into the record. There was overgrowth on the property with the grass in excess of 12 inches in height. A Notice of Violation was posted as required and a Hearing Notice was posted and mailed as required.

Ms. Shelby wanted to know if there are other violations that they see in the photos. CEO Knapstein stated that there are current building permits.

No one was present to represent the property.



Chair Lake closed the public portion of the hearing.

Motion made by Shelby, seconded by Sofarelli, in Case No. CE2018-00978 to find the Respondents, 7th. Ave SW Valette Family Land Trust, in violation of the City of Largo Code of Ordinances Section 11-48 for the property located at 160 7<sup>th</sup> Avenue Southwest Largo, FL 33770; and to assess a fine of \$25.00 per day beginning on August 3, 2018 until compliance is achieved; and to order the Respondents to contact the Code Enforcement Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 6/0**

## **IX. FORECLOSURES**

## **XI. OTHER**

- Retreat Discussion – Tracey Schofield  
October 25, 2018 it is being scheduled.
- November-December meeting  
December 6, 2018 is looking to be a more convenient date for all.

## **XII. ADJOURN**

Chair Lake, finding that there was no further presentations to present before the Board, called for the meeting to adjourn, time was 2:16 p.m.

Respectfully submitted,  
Mary Gouge, Board Support Specialist