

APPROVED BY THE Board _____/_____/_____

**MUNICIPAL CODE ENFORCEMENT BOARD
MINUTES OF OCTOBER 25, 2018**

Members Present:

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

Staff Present:

Isabella Sobel, City Staff Attorney
Tracey Schofield, Code Enforcement Manager
Pete Jenson, CCEO
Jenna Knapstein, CEO
Chase Bergeron, CEO
Jeff Blakey, 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 seven Board Members present.

CALL TO ORDER

Chair Lake called the Code Enforcement Board meeting to order at 1:35 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 September 27, 2018 minutes were presented the Board for approval.

Motion made by March, seconded by Sofarelli, to approved the August 30, 2018 minutes. **APPROVED
7/0**

AGENDA REVIEW – CASES NOT BEING HEARD

CCEO Jensen stated that the following case(s) will not be presented before the Board.

09 CE2018-01465 NAYAN LARIH LLC
Knapstein 2402 WILSON AVE LARGO, FL 33770
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

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 that there were no reduction cases being presented before the Board.

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

01 CE2018-01334 DWYER, KEITH
Bergeron 602 4TH AVE NW LARGO, FL 33770

COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS
CDC 18.2.5.C5 EXTERIOR STRUCTURE (ROOFS DRAINAGE)
CDC 18.2.5.C4 EXTERIOR STRUCTURE (EXTERIOR WALLS)

Present to represent the property was father, Tom Dwyer, who stated that he is part owner; but not on the deed and that he does not have any authorization letter.

Motion made by Marsh, seconded by Whittington, to allow testimony from Mr. Tom Dwyer in this case.
Approved 7/0

CEO Bergeron spoke on behalf of the City. The staff report was read into the record. He advised that permits have been obtained; now the permit requirements need to be completed and all final inspections from both the Building Division and Code Enforcement Division.

Mr. Tom Dwyer asked for at least 60-90 days to be allowed to bring the property into compliance. He stated the contractors are obtaining the permits.

Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Shelby, in Case No. CE2018-01334 to find the Respondent, Keith Dwyer, in violation of the City of Largo Code of Ordinances Section 11-48 and the Comprehensive Development Code Sections 18.2.5.C4 and 18.2.5.C5 for the property located at 602 4th Avenue Northwest Largo, Florida 33770; and to assess a fine of \$100.00 per day beginning February 8, 2019 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 7/0**

08 CE2018-01457 CASUCCI, STEPHEN J
Knapstein 12912 128TH LN N LARGO, FL 33774

CDC 18.2.5.C1 EXTERIOR STRUCTURE (PROTECTIVE TREATMENT)
CDC 18.2.5.C11 EXTERIOR STRUCTURE (WINDOW, SKYLIGHT AND DOOR FRAMES)
CDC 18.2.5.C12 EXTERIOR STRUCTURE (OPENABLE WINDOWS)
CDC 18.2.5.C4 EXTERIOR STRUCTURE (EXTERIOR WALLS)
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

CEO Knapstein spoke on behalf of the City. The staff report was read into the record.

Present to represent the property was Mr. Stephen J. Casucci, 1448 Orange Street, Clearwater. He stated that on August 23, 2018 he signed a Quit Claim Deed (exhibit A) to the US Bank as the trustee for another company. He further stated that there was a Settlement Agreement and General Release (exhibit B); however, these two items have not been recorded to date. Mr. Casucci produced copies of both exhibits which were reviewed by Ms. Sobel, Board Attorney.

Chair Lake closed the public portion of the hearing.

Ms. Sobel advised the Board what Florida Statutes 162 states with regard to who the Respondent(s), owner of the property, are of record. She stated that the Board can proceed with a finding of fact or continue the case.

Motion made by Shortridge to continue Case No. CE2018-01457 for 60 days. There was no second and the motion failed.

Motion made by Sofarelli, seconded by Shelby, in Case No. CE2018-01457 to find the Respondent, Stephen J. Casucci, in violation of the 2017 Florida Building Code, Section 105, Building without permits, as adopted by reference in the Comprehensive Development Code, Subsection 18.1.1.A. Also, the City of Largo Code of Ordinances Sections 11-47, 11-48 and 11-75 and the Comprehensive Development Code Sections 18.2.5.C1., 18.2.5.C11., 18.2.5.C12. and 18.2.5.C4. for the property located at 12912 128th Lane North Largo, FL 33774; and to assess a fine of \$250.00 per day beginning on December 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 7/0**

The Board discussed the above motion before voting on it. CCEO Jensen gave the Board some background information. Code Enforcement was present when the Police Department served the warrants due to drug related matter and the Police had to force entry into the residence. Mr. Casucci kept having the individuals back into the residence after he filed for eviction.

10 CE2018-01530 NGUYEN, HUNG NGOC / NGUYEN, LAN CHI
Knapstein 333 OVERBROOK BLVD 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.

Present to represent the property was Mr. Hung Ngoc Nguyen. He stated they purchased the property and then had to go back to Pennsylvania to sell their existing home. He had already secured a landscaping contractor to maintain the property in Largo; however, that contractor lost his phone which had Mr. Nguyen's contact number. Mr. Nguyen stated that he did not know there was a problem and that the grass is currently cut.

Chair Lake explained to Mr. Nguyen that if his property is found again in violation of the current charge, he would be designated as a repeat violator, with fees accruing from the date of the Code Enforcement Officers discovery. She closed the public portion of the hearing.

CEO Knapstein stated that she inspected the property yesterday, October 24, 2018.

Motion made by Kolar, seconded by Shelby, in Case No. CE2018-01530 to find the Respondents, Hung Ngoc Nguyen and Lan Chi Nguyen, in violation of the City of Largo Code of Ordinances section 11-48 for the property located at 333 Overbrook Boulevard Largo, FL 33770; and to assess a fine of \$25.00 per day beginning on November 2, 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 7/0**

03 CE2018-01656 55 JASPER LLC **REPEAT VIOLATOR**
Bergeron EMANUEL DAVID ZLOTOLOW LIFETIME HERITAGE TRUST 1
RONALD DANIEL ZLOTOLOW LIFETIME HERITAGE TRUST 1
JORDAN GABRIEL ZLOTOLOW LIFETIME HERITAGE TRUST 1
55 JASPER ST LARGO, FL 33770

COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS

CEO Bergeron spoke on behalf of the City. The staff report was read into the record.

Ms. Jurene Mosey, agent for the property, was present. It has been verified the Ms. Mosey is known to the Code Enforcement Officers as the manager of the property. She explained that they have been in the process of evictions and that there are vagrants in the area, both which contribute to the debris. She wanted to lock the garbage area; however, because the electrical meters are located in the enclosure, they cannot lock the garbage area as it needs to be accessible.

Mr. Schofield stated that there is no property management on site. He stated that there have been seven complaints. The debris keeps occurring. Ms. Mosey stated that some of the items are being placed on the property from the Goodwill Store.

Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Marsh, in Case No. CE2018-01656 to find the Respondents, Emanuel David Zlotolow Lifetime Heritage Trust 1 / Ronald Daniel Zlotolow Lifetime Heritage Trust 1 / Jordan Gabriel Zlotolow Lifetime Heritage Trust 1 / 55 Jasper, LLC, in violation of the City of Largo Code of Ordinances Section 11-47 for the property located at 55 Jasper Street Largo, Florida 33770; and to pay a fine, as a repeat violator, a fine of \$500.00 for 4 days totaling \$2,000.00. **Approved 7/0**

07 CE2018-01559 JINDRA, BRONISLAV / JINDRA, DANA **REPEAT VIOLATOR**
Blakey 10291 122ND AVE N LARGO, FL 33773

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

CEO Blakey spoke on behalf of the City. The staff report was read into the record. The violation started on September 11, 2018 and ended on October 2, 2018 resulting in 21 days of being in violation.

Present to represent the property was Ms. Dana Jindra. She state that she has not been at the residence and is currently renting in Citrus County. Her plan was to save the money and bring the pool into compliance when her husband was out of the country. The pool is currently in compliance and her plan is to sell the residence.

Chair Lake closed the public portion of the hearing.

Motion made by Marsh, seconded by Shortridge, in Case No. CE2018-01559 to find the Respondents, Bronislav Jindra / Dana Jindra, in violation of the City of Largo Code of Ordinances Section 11-21; Maintenance of Pools, for the property located at 10291 122nd Avenue Largo, FL 33773; order the respondents, as a repeat violator, to pay fines of \$10.00 per day starting on September 11, 2018 until the property was brought into compliance on October 2, 2018 for 21 days for fines totaling \$210.00.

Approved 7/0

04 CE2018-01000 HERNANDEZ, FERNANDO A / HERNANDEZ, MARIANA H
Blakey 3172 GREEN ACRES AVE LARGO, FL 33771

2010 FLORIDA BUILDING CODE SEC. 105 BUILDING WITHOUT PERMITS
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
COO 11-75 INOPERATIVE VEHICLES

CEO Blakey spoke on behalf of the City. The staff report was read into the record.

Ms. Mariana Hernandez was present to represent the property. She installed a new fence and removed the scaffolds. The truck now has a tag, insurance and runs. The small shed was existing by the previous owners and she is in the process to submit the proper paperwork for a permit for it. She stated that she did not know that she was required to obtain a permit for her grandson's tree house. She will be in the process of obtaining a permit for the tree house; however, she will have to lower it to no more than 10 feet in height.

Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Shelby, in Case No. CE2018-01000 to find the Respondents, Fernando A. Hernandez and Mariana H. Fernandez, in violation of the City of Largo Code of Ordinances Sections 11-47, 11-75, and 11-48 and Comprehensive Development Code Sections 18.1.1A and 18.2.5.B(6) for the property located at 3172 Green Acres Avenue Largo, Florida 33771; and to assess a

fine of \$150.00 per day beginning on January 4, 2019 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 7/0**

CODE ENFORCEMENT BOARD 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.

11 CE2018-01253 HOCH, KOSTANTIA KARAS / KARAS, EVDOKIA Compliance
Knapstein 710 CLEVELAND AVE SW LARGO, FL 33770
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

12 CE2018-01127 MAC DONALD, SHARON E Compliance
Bergeron 1621 LORETTA AVE NW LARGO, FL 33770
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS
COO 11-75 INOPERATIVE VEHICLES

13 CE2018-01156 DICKINSON, PAUL II ROZELLE FAMILY LIVING TRUST AGREEMENT Compliance
Blakey 3401 SHERWOOD DR LARGO, FL 33771
COO 11-75 INOPERATIVE VEHICLES
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS

14 CE2018-01369 MINNIE BECK ESTATE / DORA ELLIS ESTATE Compliance
Bergeron 523 20TH ST NW LARGO, FL 33770
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

15 CE2018-01463 HENDERSON, SUE A LIVING TRUST Compliance
Bergeron 1571 SIMMONS DR CLEARWATER, FL 33756
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

Motion made by Marsh, seconded by Shortridge, to approve the consent docket without board discussion and including staff background provided in the code enforcement board packet. **Approved 7/0**

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.

16 CE2018-01098 KETHIREDDY, RAVI / REDDY, ANITHA Non-Compliance
Blakey 2400 PINE HAMMOCK CLEARWATER, FL 33764 Comply on or before 10/09/2018
Fine is \$100.00 a day
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS Fine starts 10/10/2018
COO SEC. 11-21 MAINTENANCE OF POOLS, SPAS, PONDS AND FOUNTAINS

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Shelby, seconded by Whittington, in Case No. CE2018-00978, for the property located at 2400 Pine Hammock, Clearwater, FL 33764, to find that the Respondent(s), Ravi Kethireddy / Anitha Reddy, did not correct the violation(s) on or before October 09, 2018 and to accept the Affidavit of Non-Compliance. **Approved 7/0**

17 CE2018-01285 ELWOOD, JOYCE A Non-Compliance
Knapstein 12273 ELDON DR LARGO, FL 33770 Comply on or before 10/04/2018
Fine is \$75.00 a day
Fine starts 10/05/2018
CDC 18.2.5.C5 EXTERIOR STRUCTURE (ROOFS DRAINAGE)

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Sofarelli, seconded by Marsh, in Case No. CE2018-01285, for the property located at 12273 Eldon Drive, Largo, FL 33770 to find that the Respondent, Joyce A. Elwood, did not correct the violation(s) on or before October 04, 2018 and to accept the Affidavit of Non-Compliance. **Approved 7/0**

FIRST ORDERS (continued)

02 CE2018-01467 KAHRIMANOVIC, ALEN / KAHRIMANOVIC, JASMIN
Bergeron 1213 MARKLEY DR LARGO, FL 33770
COO 11-75 INOPERATIVE VEHICLES

CEO Bergeron spoke on behalf of the City. The staff report was read into the record.

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Kolar, seconded by Shelby, in Case No. CE2018-01467 to find the Respondents, Alen Kahrmanovic / Jasmin Kahrmanovic, in violation of the City of Largo Code of Ordinances Section 11-75 for the property located at 1213 Markley Drive Largo, Florida 33770; and to assess a fine of \$25.00 per day beginning on November 2, 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 7/0**

05 CE2018-01431 SHENG, TONY L
Blakey 116 EMERALD LN LARGO, FL 33771

COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS

CEO Blakey spoke on behalf of the City. The staff report was read into the record.

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Whittington, seconded by Shelby, in Case No. CE2018-01431 to find the Respondent, Tony L. Sheng, in violation of the City of Largo Code of Ordinances section 11-47 for the property located at 116 Emerald Lane Largo, FL 33771; and to assess a fine of \$25.00 per day beginning on November 6, 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 7/0**

06 CE2018-01523 344 FULTON DR SE LLC
Blakey 344 FULTON DR SE LARGO, FL 33771

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

CEO Blakey spoke on behalf of the City. The staff report was read into the record.

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Whittington, in Case No. CE2018-01523 to find the Respondent, 344 Fulton Drive SE LLC, in violation of the City of Largo Code of Ordinances sections; 11-47 and 11-48 for the property located at 344 Fulton Drive Southeast Largo, FL 33771; and to assess a fine of \$50.00 per day beginning on November 6, 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 7/0**

FORECLOSURES

none

OTHER

Reminders:

- ◆ There will be no November meeting.
- ◆ The December meeting will be held on December 6, 2018.

ADJOURN

Chair Lake, finding that there were no further presentations to present before the Board, called for the meeting to be adjourn at 2:46 p.m.

Respectfully submitted,
Mary Gouge, Board Support Specialist