

APPROVED BY THE Board \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**MUNICIPAL CODE ENFORCEMENT BOARD  
MINUTES OF MAY 31, 2018**

**Members Present:**

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

**Staff Present:**

Isabella Sobel, City Staff Attorney  
Tracey Schofield, Code Enforcement Manager  
Robert Hatton, Building Official  
Pete Jensen, CCEO  
Jenna Knapstein, CEO  
Jeff Blakey, CEO  
Chase Bergeron, CEO  
Charles Barkman, CEO  
Mary Gouge, Board Support Specialist

Commissioner Carroll was present.

**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 1:32 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**

Approval of the minutes for March 29, 2018 was presented for approval.

Motion made by Marsh, seconded by Shelby, to approve the April 26, 2018 minutes as printed.

**Approved 5/0**

In addition, Ms. Sobel read into the record the Voting Conflict of Ms. Shelby at the April 26, 2018 meeting abstained from voting in case number CE2017-01667.

**AGENDA REVIEW – CASES NOT BEING HEARD**

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

20 CE2017-01629                      HICKS LAND TRUST  
Blakey                                      2401 MARGOLIN LN CLEARWATER, FL 33764  
2010 FLORIDA BUILDING CODE 111 CERTIFICATE OF OCCUPANCY

21 CE2017-01831            LOPESI PROPERTIES LLC  
Bergeron                    269 3RD ST NW LARGO, FL 33770  
CDC 18.2.5.B6 EXTERIOR PROPERTY AREAS  
CDC 18.2.5.C EXTERIOR STRUCTURE (GENERAL)  
CDC 18.2.7.D(1) PLUMBING FIXTURES AND SYSTEMS  
CDC 18.2.5.D1 INTERIOR STRUCTURE (STRUCTURAL MEMBERS)

08 CE2018-00535            THAI, BENNY QUOC-THAI  
Knapstein                    1510 10TH ST SW LARGO, FL 33770  
COO 11-75 INOPERATIVE VEHICLES

05 CE2018-00481            INAGE LLC  
Blakey                        0 142ND AVE LARGO, FL 33771 / Parcel: #06-30-16-70938-300-0602  
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS  
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 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.

**REQUEST FOR REDUCTION**

23 CE2017-298 GLEASON, KATHLEEN A EST In Compliance  
Miller 915 LAKE PALMS DR LARGO, FL 33771 Fine Ran: 07/21/2017 – 04/06/2018  
259 days @ \$75.00 a day  
Fine Due: \$19,425.00  
Admin. Fee: \$148.51 **G**

11-47 DUTY OF OWNERS AND OCCUPANTS  
11-75 INOPERATIVE VEHICLES  
11-74 STORAGE OF JUNK ON PROPERTY  
2010 FLORIDA BUILDING CODE 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN CDC  
18.1.1A

Present to represent the property was Ms. Amelia Ellis. Ms. Ellis present the case.

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

Motion made by Marsh, seconded by Shortridge, in Case No. CE2017-298 for the property located at 915 Lake Palms Dr Largo, FL 33770 to accept the Affidavit of Compliance, the Respondent(s), Kathleen A. Gleason Est, corrected the violation(s) but did not pay the fine of \$1,300.00 and to approve the Request for Reduction; reduce the fine of \$19,425.00 to \$1,000.00; inclusive of the administrative fee; order that the Respondent(s) to pay the reduced fine of \$1,000.00 within 30 calendar days of this order, or by June 29, 2018, and if not paid in 30 calendar days or by June 29, 2018, the original fine amount will be due. **Approved 5/0**

**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.

11 CE2017-01583 FRANCE, DOROTHY P & FRANCE, PATRICIA L Non Compliance  
Knapstein 134 VALENCIA BLVD LARGO, FL 33770  
Was to comply on or before 05/17/2018  
Fine is \$75.00 a day  
Fine Starts: 05/18/2018 **B**

COO 11-47 DUTY OF OWNERS AND OCCUPANTS (DEBRIS)  
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS  
CDC 18.2.5.C5 EXTERIOR STRUCTURE (ROOFS DRAINAGE)

Present was Ms. Patricia France and advised why the roof had not been brought into compliance. She advise that she now no longer owns the property. She stated that she sold it on May 1, 2018 to Happy Palms II.

CCEO Jensen had previously explained the processes and procedures to both Ms. France and the new owners.

Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Marsh, in Case No. CE2017-01583 to find the Respondent(s), Dorothy P France and Patricia L France, did not corrected the violation(s) on or before April 17, 2018 and to accept Affidavit of Non-Compliance. **Approved 5/0**

**FIRST ORDERS**

06 CE2018-00393                   ADVANTA IRA SERVICES LLC, BOLINT, MARY ELIZABETH IRA#8003670  
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

CEO Blakey spoke on behalf of the City. He read the staff report into the record. CEO Blakey stated notice was given as required.

Present to represent the property was Mary Elizabeth Bolint, the property owner, advised that she is in the process of obtaining a survey in order to obtain a fence permit and installing it. She is requesting additional time. Ms. Bolint would like her tenant to have until June 29, 2018 to bring all the debris into compliance.

CES Jensen advised that the amount of debris in the yard has increased. The neighborhood has looked towards Code Enforcement the amount of the debris for relief.

Chair Lake closed the public portion of the hearing.

Motion made by Whittington, seconded by Shelby, in Case No. CE2018-00393 to find the Respondents, Advanta IRA Services LLC, Bolint, Mary Elizabeth IRA#8003670 in violation of the City of Largo Code of Ordinances Section: 11-47 and Comprehensive Development Code Section 18.1.1(a) for the property located at 25 6th Avenue SE Largo, FL 33771; and to assess a fine of \$100.00 per day beginning June 29, 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 5/0**

**REQUEST FOR REDUCTION (continued)**

22 CE2017-01746	FERRO, ELIZABETH M	In Compliance
Bergeron	605 BRAGINTON ST CLEARWATER, FL 33756	
	Fine Ran: 3/06/2018 – 03/13/2018	
	7 days @ \$200.00 a day	
	Fine Due: \$1,400.00	
	Admin. Fee: \$104.29	<b>G</b>

COO 11-47 DUTY OF OWNERS AND OCCUPANTS (DEBRIS)  
CDC 18.2.5.B6 EXTERIOR PROPERTY AREAS  
COO 11-75 INOPERATIVE VEHICLES  
2010 FLORIDA BUILDING CODE SEC. 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN  
CDC 18.1.1A

CES Jensen stated that the City has no objection to the reduction of the fines.

Present to represent the property was Mr. Michael Michaud, who has authorization on file.

Chair Lake closed the public portion of the hearing.

Motion made by Marsh, seconded by Shelby, in Case No. CE2017-01746 for the property located at 605 Braginton St Clearwater, FL 33756, to accept the Affidavit of Compliance, the Respondent(s), Elizabeth M Ferro, corrected the violation(s) but did not pay the fine of \$1,400.00 and to approve the Request for Reduction; reduce the fine of \$1,400.00 to \$400.00; inclusive of the administrative fee; order that the Respondent(s) to pay the reduced fine of \$400.00 within 30 calendar days of this order, or by June 29, 2018, and if not paid in 30 calendar days or by June 29, 2018, the original fine amount will be due.

**Approved 5/0**

**FIRST ORDERS (continued)**

07 CE2018-00576            BARACANI, ALEXA J  
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

CEO Knapstein spoke on behalf of the City. She read the staff report into the record. CEO Knapstein stated notice was given as required.

Present to represent the property was Ms. Alexa Baracani who stated the problems was due to the hurricane. She stated that she lives on the property. Both the Board and CES Jensen advised her to contact the Property Appraiser to include homestead on the property as it currently is not listed as such.

Chair Lake closed the public portion of the hearing.

Motion made by Shelby, seconded by Whittington, in Case No. CE2018-00576 to find the Respondent, Alexa J. Baracani, in violation of the City of Largo Comprehensive Development Code Section 18.2.5.B(6) as well as the Code of Ordinances Sections 11-47 and 11-48 for the property located at 12816 126th Terrace North Largo, FL 33774; and to assess a fine of \$50.00 per day beginning July 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 5/0**

02 CE2018-00678 BIDDLE, NANCY E  
Bergeron 263 1ST ST 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  
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS  
CDC 18.2.5.B(6) EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)

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

Present was Ms. Nancy Biddle owner of the Shady Dell Mobile Home Park and Mr. Walt Conn, Manager of the Park. Ms. Biddle went through and advised the status of the particular lots.

Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Shelby, in Case No. CE2018-00678 to find the Respondent, Nancy E. Biddle, in violation of the City of Largo Code of Ordinances Section 11-47 and 11-75, the Comprehensive Development Code Section 18.2.5.B(6) and the 2010 Florida Building Code Section 105 for the property located at 263 1st Street Northwest Largo, Florida 33770; and to assess a fine of \$200.00 per day beginning on July 16, 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 5/0**

### **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.

16 CE2017-539 ALEXANDER, BETH J In Compliance  
Knapstein 10764 126TH AVE N LARGO, FL 33778  
COO SEC. 11-21 MAINTENANCE OF POOLS, SPAS, PONDS AND FOUNTAINS

17 CE2018-00031 JEFFERS, CHRISTOPHER & ZYOLOSKI, DANIELLE In Compliance  
Knapstein 2201 LAUREN DR LARGO, FL 33774  
COO 11-78 PARKING OR STORAGE OF CERTAIN TYPES OF VEHICLES PROHIBITED IN RESIDENTIAL AREAS

18 CE2018-00235 JOCK, SCOTT T In Compliance  
Blakey 1968 TEMPLE TERR CLEARWATER, FL 33764  
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS

19 CE2018-00256 BAILEY, VICTORIA In Compliance  
Knapstein 14130 ROSEMARY LN 5315 LARGO, FL 33774  
CDC 18.2.4.F.1.C STRUCTURE UNFIT FOR HUMAN OCCUPANCY

10 CE2017-01428 JANSE, JOANNE F In Compliance  
Knapstein 2672 BRAE BURN DR LARGO, FL 33770  
COO 11-47 DUTY OF OWNERS AND OCCUPANTS (DEBRIS)  
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS  
CDC 18.2.5.C14 EXTERIOR STRUCTURE (DOORS)

Motion made by Marsh, seconded by Shelby, to approve the consent docket without board discussion and including staff background provided in the code enforcement board packets. **Approved 5/0**

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

09 CE2017-01626 EVANS, ROBERT WAYNE Non Compliance  
Knapstein 12840 SEMINOLE BLVD 22 LARGO, FL 33778  
Was to comply on or before 04/17/2018  
Fine is \$25.00 a day  
Fine Starts 04/18/2018 **B**

COO 11-47 DUTY OF OWNERS AND OCCUPANTS (DEBRIS)  
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Shelby, in Case No. CE2017-01626 to find the Respondent(s), Robert Wayne Evans, did not corrected the violation(s) on or before April 17, 2018, and to accept Affidavit of Non-Compliance. **Approved 5/0**

12 CE2018-00243 WINIFRED L GODWIN / GWENDOLYN E BURGOYNE Non Compliance  
Bergeron 1361 ESSEX DR CLEARWATER, FL 33756  
Was to comply on or before 05/10/2018  
Fine is \$100.00 a day  
Fine Starts: 05/11/2018 **B**

CDC 18.2.5.B(6) EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)  
COO SEC. 11-47 DU TY OF OWNERS AND OCCUPANTS  
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Shelby, seconded by Marsh, in Case No. CE2018-00243 to find the Respondent(s), Winifred L Godwin / Gwendolyn E Burgoyne, did not corrected the violation(s) on or before May 10, 2018, and to accept Affidavit of Non-Compliance. **Approved 5/0**

13 CE2018-00138 FUSILLO, DOLORES & FUSILLO, MARK Non Compliance  
Knapstein 2242 6TH AVE SW LARGO, FL 33770 Was to comply on or before 05/03/2018  
Fine is \$250.00 a day  
Fine Starts: 05/04/2018 **B**

CDC 18.2.4F(1)c. STRUCTURE UNFIT FOR HUMAN OCCUPANCY

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Shelby, in Case No. CE2018-00138 to find the Respondent(s), Dolores Fusillade / Mark Fusillo, did not corrected the violation(s) on or before May 3, 2018 and to accept Affidavit of Non-Compliance. **Approved 5/0**

14 CE2018-00101 WINSCHUH, DOROTHY J EST Non Compliance  
Knapstein 710 14TH AVE SW LARGO, FL 33770 Was to comply on or before 05/03/2018  
Fine is \$50.00 a day  
Fine Starts: 05/04/2018 **B**

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 Marsh, seconded by Whittington, in Case No. CE2018-00101 to find the Respondent(s), Dorothy J Winschuh Est, did not corrected the violation(s) on or before May 03, 2018 and to accept Affidavit of Non-Compliance. **Approved 5/0**

15 CE2017-01411 SOUZA, RICHARD T Non Compliance  
Knapstein 13136 CIMARRON CIR N LARGO, FL 33774  
Was to comply on or before 05/03/2018  
Fine is \$250.00 a day  
Fine Starts: 05/04/2018 **B**

CDC 16.4.4B(3) DUTY TO FENCE POOL  
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 Whittington, seconded by Shelby, in Case No. CE2017-01411 to find the Respondent(s), Richard T Souza, did not corrected the violation(s) on or before May 03, 2018 and to accept Affidavit of Non-Compliance. **Approved 5/0**



**FIRST ORDERS (continued)**

01 CESW2018-00044 POLYAK, VADIM  
Barkman 509 BEVERLY AVE NW LARGO, FL 33770

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

CEO Barkman spoke on behalf of the City. He read the staff report into the record. CCEO Jensen stated notice was given as required.

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

in Case No. CESW2018-00044 to find the respondent, Vadim Polyak in violation of the City of Largo Code of Ordinance 11-47 and City of Largo Code of Ordinance 11-48 for the property located at 509 Beverly Avenue NW, Largo, Florida 33770; and assess a fine of \$50.00 per day beginning on June 8, 2018 until compliance is achieved; and 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 5/0**

03 CE2018-00615 DELEWARE, CRYSTAL  
Bergeron 426 2ND AVE NE LARGO, FL 33770

COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS

CEO Bergeron spoke on behalf of the City. He read the staff report into the record. CCEO Jensen stated notice was given as required.

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. CE2018-00615 to find the Respondent, Crystal Delaware, in violation of the City of Largo Code of Ordinances Section 11-47 for the property located at 426 2nd Avenue Northeast Largo, Florida 33770; and to assess a fine of \$25.00 per day beginning June 8, 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 5/0**

04 CE2018-00110  
Bergeron

REYNOLDS, ALMA EST  
719 3RD AVE NE LARGO, FL 33770

COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS  
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS  
COO 11-75 INOPERATIVE VEHICLES

CEO Bergeron spoke on behalf of the City. He read the staff report into the record. CCEO Jensen stated notice was given as required.

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Shelby, in Case No. CE2018-00110 to find the Respondent, Alma Reynolds Estate, in violation of the City of Largo Code of Ordinances Sections 11-47, 11-48 and 11-75 for the property located at 719 3<sup>rd</sup> Avenue Northeast Largo, Florida 33770; and to assess a fine of \$75.00 per day beginning on June 15, 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 5/0**

## **IX. FORECLOSURES**

## **XI. OTHER**

The new Code Enforcement Manager, Mr. Tracey Schofield, was introduced to the Board.

## **XII. ADJOURN**

Chair Lake, finding that there was no further presentations to present before the Board, called for the meeting to adjourn, time was 2:38 p.m.

Respectfully submitted,  
Mary Gouge, Board Support Specialist