

**MUNICIPAL CODE ENFORCEMENT BOARD  
MINUTES OF SEPTEMBER 27, 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  
Carol Stricklin, Director of Community Development  
Robert Klute, Asst. Director of Community Dev.  
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 seven Board Members present. Ms. Kolar arrived 1:34 p.m.

**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**

The August 30, 2018 minutes were presented the Board for approval. A correction to the minutes to note that Commissioner Carroll was present at that meeting.

Motion made by March, seconded by Sofarelli, to approved the August 30, 2018 minutes, as corrected.

**APPROVED 7/0**

**AGENDA REVIEW – CASES NOT BEING HEARD**

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

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

03 CE2018-00922           BONAR, MARCIA / BONAR, JEFFREY A  
Blakey                       3434 KEENE LAKE DR LARGO, FL 33771  
COO 11-75 INOPERATIVE VEHICLES

**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**

21 CE2017-01423	McCORMICK, PATRICIA C EST	Compliance
Knapstein	2165 NELLIE ST LARGO, FL 33774	Fine Ran: 12/22/2017 – 04/17/2018
		116 Days @ \$75.00 per day
		Fine Due: \$8,700.00
		Admin. Fee: \$99.46
		<b>G</b>

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

CCEO Jensen stated that staff has no objections to the reduction.

Present to represent the property was Ms. Christina Hall, attorney. She is one of the attorneys that the Law Firm of Shapiro retains. Ms. Hall stated that at the time the violation was issued her client, Fannie Mae, was not the owner. She stated that there was a lis pendens filed at that time. She further stated that there was a final judgment, and her client took title. They brought the property in compliance.

Ms. Sofarelli stated that lowest amount that the Board can reduce the fine by Ordinance is \$349.46.

Chair Lake closed the public portion of the hearing.

Motion made by Marsh, seconded by Sofarelli, in Case No. CE2017-01423 for the property located at 2165 Nellie Street, Largo, FL 33774, to accept the Affidavit of Compliance, the Respondent(s), Patricia C McCormick Estate, corrected the violation(s) but did not pay the fine of \$8,700.00 and to approve the Request for Reduction; reduce the fine of \$8,700.00 to \$350.00; inclusive of the administrative fee; order that the Respondent(s) to pay the reduced fine of \$350.00 within 20 calendar days of this order, and if not paid within 20 calendar days of this order, the original fine amount will be due. **Approved 7/0**

20 2015060063 Jensen	MENEAR, HEIDI 390 PLUMOSA DR LARGO, FL 33771	Compliance Fine Ran: 12/28/2015 – 05/03/2016 127 Days @ \$150.00 per day Fine Due: \$19,050.00 Admin. Fee: \$87.01	<b>G</b>
-------------------------	---	--	----------

COO 11-47, DUTY OF OWNERS AND OCCUPANTS (DEBRIS)  
COO 11-48, (OVERGROWTH) REMOVAL OF EXCESSIVE GROWTH OF WEEDS AND DEBRIS  
COO 11-21, MAINTENANCE OF POOLS, SPAS, PONDS, AND FOUNTAINS  
COO 11-75, INOPERABLE VEHICLE(S) VIOLATION  
CDC 18.2.4.F.1.C, STRUCTURE UNFIT FOR HUMAN OCCUPANCY

CCEO Jensen stated that staff has no objections to the reduction. The property owner vacated the property and there were homeless people living there and the damage to the property was great. The current owner has purchased the property and has turned it around.

Present to represent the property was Mr. Kent Fricke. Him and his wife has done a lot to the property. He stated that it is their home and they have homestead on it.

Ms. Sofarelli stated that lowest amount that the Board can reduce the fine by Ordinance is \$337.01.

Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Whittington, in Case No. 2015060063 for the property located at 390 Plumosa Drive, Largo, FL 33771, to accept the Affidavit of Compliance, the Respondent(s), Heidi Menear, corrected the violation(s) but did not pay the fine of \$19,050.00 and to approve the Request for Reduction; reduce the fine of \$19,050.00 to \$337.01; inclusive of the administrative fee; order that the Respondent(s) to pay the reduced fine of \$367.01 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 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.

11 CE2018-01068	MORAN, NEIL J	Non-Compliance
Bergeron	1117 BEVERLY AVE NW LARGO, FL 33770	Was to comply by 09/06/2018
		Fine is \$100.00 per day
		Fine Starts: 09/07/2018
		<b>B</b>

COO 11-75 INOPERATIVE VEHICLES  
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS  
COO SEC. 11-19 PUBLIC HEALTH NUISANCES  
CDC 16.5 HOME OFFICE OF CONVENIENCE (HOC)

Present to represent the property was Mr. Neil Moran and his partner, Ms. Lynn Andrews, who also lives at the residence. He gave permission for her to speak on his behalf.

Chair Lake advised Mr. Moran and Ms. Andrews that the hearing for the Second Order is only to determine if compliance has been met with regards to the previous First Order of the Board and that date of that compliance.

Chair Lake had been advised that they had filed a Motion to Stay.

Ms. Andrews read into record her statement.

Ms. Sobel advised the Board that they have the authority to vote on the Motion to Stay. She advised that in a Second Order is when the fines take affect. She thinks that they want the Board to stay the fines from accruing.

Chair Lake asked staff if they had any information to this case. Mr. Tracey Schofield, Code Enforcement Manager, stated that the Respondent(s) have filed with the Circuit Court. Should the Circuit Court determine that they were right and the City was wrong then the accruing fines would be dismissed.

Motion made by Shortridge, seconded by Whittington, in Case No. CE2018-01068, for the property located at 1117 Beverly Avenue Northwest, Largo, FL 33770, to not grant a Motion to Stay. **Approved 7/0**

Motion made by Sofarelli, seconded by Whittington, in Case No. CE2018-01068, for the property located at 1117 Beverly Avenue Northwest, Largo, FL 33770, to find that the Respondent(s), Neil J. Moran, did not correct the violation(s) on or before September 06, 2018 and to accept the Affidavit of Non-Compliance. **Approved 7/0**

**REQUEST FOR REDUCTION (continued)**

22 2016070088	921 ORANGE VIEW DR LAND TRUST	Compliance
Mazzeo	921 ORANGE VIEW DR LARGO, FL 33778	Fine Ran: 10/07/2016 – 04/09/2018
		549 Days @ \$100.00 per day
		Fine Due: \$54,900.00
		Admin. Fee: \$119.50
		<b>G</b>

COO 11-47, DUTY OF OWNERS AND OCCUPANTS (DEBRIS)  
COO 11-48, (OVERGROWTH) REMOVAL OF EXCESSIVE GROWTH OF WEEDS AND 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.B.6, EXTERIOR PROPERTY AREAS (ACCEOSORY STRUCTURES)

Chair Lake asked CCEO Jensen if there were any objections in a reduction and he advised no.

Present to represent the property was Mr. Scott Mosley who had his paperwork in order. He stated that they took title January 17, 2017 and the charges were before they took title to the property.

Ms. Sofarelli stated the lowest amount by ordinance that the Board is permitted to reduce the fine is \$369.50.

CCEO stated the property came into compliance on April 9, 2018. Mr. Mosley addressed the length of time was due to them trying to remove squatters. He advised that the owners of the property will be renting it and then they will sell the property.

Chair Lake advised Mr. Moran and Ms. Andrews that the hearing for the Second Order is only to determine if compliance has been met with regards to the previous First Order of the Board and that date of that compliance.

Chair Lake had been advised that they had filed a Motion to Stay.

Motion made by Shelby, seconded by Sofarelli, in Case No. 2016070088, for the property located at 921 Orange View Drive, Largo, FL 33778, to accept the Affidavit of Compliance, the Respondent(s) 921 Orange View Dr Land Trust, corrected the violation(s) but did not pay the fine of \$54,900.00 and to approve the Request for Reduction; reduce the fine of \$54,900.00 to \$27,000.00; inclusive of the administrative fee; order that the Respondent(s) to pay the reduced fine of \$27,000.00 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. **Motion Failed 1 (Shelby)/6 (Sofarelli, Kolar, Shortridge, Whittington, Marsh, Lake)**

Motion made by Shortridge, seconded by None, in Case No. 2016070088, for the property located at 921 Orange View Drive, Largo, FL 33778, to accept the Affidavit of Compliance, the Respondent(s) 921 Orange View Dr Land Trust, corrected the violation(s) but did not pay the fine of \$54,900.00 and to approve the Request for Reduction; reduce the fine of \$54,900.00 to \$5,000.00; inclusive of the administrative fee; order that the Respondent(s) to pay the reduced fine of \$5,000.00 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. **Motion Failed – for lack of a second**

Motion made by Marsh, seconded by Shortridge, in Case No. 2016070088, for the property located at 921 Orange View Drive, Largo, FL 33778, to accept the Affidavit of Compliance, the Respondent(s) 921 Orange View Dr Land Trust, corrected the violation(s) but did not pay the fine of \$54,900.00 and to approve the Request for Reduction; reduce the fine of \$54,900.00 to \$10,000.00; inclusive of the administrative fee; order that the Respondent(s) to pay the reduced fine of \$10,000.00 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 6/1 (Whittington)**

Mr. Mosley came back after First Order item #06 to request to be heard again before the Board. CCEO Jensen stated that Mr. Mosley found corrected information with regards to purchasing the property and that corrected date of the year was January 17, 2018 and not 2017. He is asking the Board would reconsider.

Motion made by Ms. Marsh to rescind her previous motion, seconded by Whittington. **Approved 7/0**

Chair Lake asked CCEO Jensen if the new information changes any staff objections. He stated that there is no objection from staff.

Motion made by Marsh, seconded by Whittington in Case No. 2016070088, for the property located at 921 Orange View Drive, Largo, FL 33778, to accept the Affidavit of Compliance, the Respondent(s) 921 Orange View Dr Land Trust, corrected the violation(s) but did not pay the fine of \$54,900.00 and to approve the Request for Reduction; reduce the fine of \$54,900.00 to \$370.00; inclusive of the administrative fee; order that the Respondent(s) to pay the reduced fine of \$370.00 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 7/0**

### **FIRST ORDERS**

06 CE2018-01249            CLOSSER, OPAL H EST  
Knapstein                    568 4TH ST SW LARGO, FL 33770

CDC 18.2.5.C14 EXTERIOR STRUCTURE (DOORS)  
CDC 18.2.5.C5 EXTERIOR STRUCTURE (ROOFS DRAINAGE)

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

Present to represent the property was Ms. Carolyn Carr, POA, who is the daughter of Opal Closser, which was listed on the Tax Collectors information. Ms. Carr stated that the property is currently under contract for sale. She stated that Mr. Casper is buying the property to improve it. She needs additional time to obtain all the relatives to sign the documents. Mr. Casper stated that he is looking for 120 days to get to the closing and then 30 days to file for the building permits. Ms. Deborah Haslett, sister-in-law to Ms. Carolyn Carr, advised that they were all set to close; but they found out that the will had eight individuals and in two different counties which needed to go through probate.

Chair Lake was advised by CCEO Jensen that building permits would need to be issued and all inspections completed and approved or final within the time frame of the Board's Order. Mr. Schofield suggested that the building permits are obtained for the two violations and obtain all required inspections completed and approved or final. After that Ms. Casper can then apply for additional permits that had nothing to do with these two violations which he can then take the time to completely remodel the residence.

Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Marsh, in Case No. CE2018-01249 to find the Respondents, Opal H. Closser Estate, in violation of the City of Largo Comprehensive Development Code Sections 18.2.5.C14. and 18.2.5.C5. for the property located at 568 4th. Street Southwest Largo, FL 33770; and to assess a fine of \$75.00 per day beginning April 01, 2019 until compliance is achieved; and to order the Respondent to contact the







No one was present to represent the property.

Ms. Sobel stated that the folder contains proper Notices, the Affidavit of Posting and Certified Mail Receipt for the Second Hearing to the Respondent(s).

Ms. Gouge advised that there was a \$75.00 fine due and that fine was paid by reference to receipt number and date of payment.

Chair Lake closed the public portion of the hearing.

Motion made by Shelby, seconded by Sofarelli, in Case No. CE2018-01315, for the property located at 2348 McMullen Road, Largo, FL 33771, to find that the Respondent(s), Dorothy M Curkan, as a Repeat Violator, did correct the violation(s) and to accept the Affidavit of Compliance. **Approved 7/0**

14 CE2018-00489 Blakey	FRECHETTE, THOMAS 221 MELODY LN LARGO, FL 33771	Non-Compliance Was to comply by 09/13/2018 Fine is \$150.00 per day Fine Starts: 09/14/2018	<b>B</b>
---------------------------	--	--	----------

CDC 18.2.4F(1)c. STRUCTURE UNFIT FOR HUMAN OCCUPANCY  
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS  
COO SEC. 11-81(A) PORTABLE STORAGE CONTAINERS

No one was present to represent the property.

Ms. Sobel stated that the folder contains proper Notices, the Affidavit of Posting and Certified Mail Receipt for the Second Hearing to the Respondent(s).

Chair Lake closed the public portion of the hearing.

Motion made by Sofarelli, seconded by Shelby, in Case No. CE2018-00489, for the property located at 221 Melody Lane, Largo, FL 33771, to find that the Respondent(s), Thomas Frechette, did not correct the violation(s) on or before September 13, 2018 and to accept the Affidavit of Non-Compliance. **Approved 7/0**

**FIRST ORDERS (continued)**

01 CE2018-01369 Bergeron	MINNIE BECK ESTATE / DORA ELLIS ESTATE 523 20TH ST NW LARGO, FL 33770
-----------------------------	--

COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

CEO Bergeron spoke on behalf of the City. The staff report was read into the record. He stated that this past week the grass had been; however, he left it on the agenda for any future repeat violator status.

No one was present to represent the property.

Ms. Sobel stated that the folder contains proper Notices, the Affidavit of Posting and Certified Mail Receipt for the First Hearing to the Respondent(s).

Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Whittington, in Case No. CE2018-01369 to find the Respondents, Minnie Beck Estate / Dora Ellis Estate, in violation of the City of Largo Code of Ordinances Section 11-48 for the property located at 523 20<sup>th</sup> Street Northwest Largo, Florida 33770; and to assess a fine of \$25.00 per day beginning on October 5, 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**

02 CE2018-01463                    HENDERSON, SUE A LIVING TRUST  
Bergeron                            1571 SIMMONS DR CLEARWATER, FL 33756

COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

CEO Bergeron spoke on behalf of the City. The staff report was read into the record. He stated that this past week the grass had been; however, he left it on the agenda for any future repeat violator status.

No one was present to represent the property.

Ms. Sobel stated that the folder contains proper Notices, the Affidavit of Posting and Certified Mail Receipt for the First Hearing to the Respondent(s).

Chair Lake closed the public portion of the hearing.

Motion made by Whittington, seconded by Marsh, in Case No. CE2018-01463 to find the Respondent, Sue A. Henderson Living Trust, in violation of the City of Largo Code of Ordinances Section 11-48 for the property located at 1571 Simmons Drive, Clearwater, Florida 33756; and to assess a fine of \$25.00 per day beginning on October 5, 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 CE2018-01098                    KETHIREDDY, RAVI / REDDY, ANITHA  
Blakey                                2400 PINE HAMMOCK CLEARWATER, FL 33764

COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS  
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.

No one was present to represent the property.

Ms. Sobel stated that the folder contains proper Notices, the Affidavit of Posting and Certified Mail Receipt for the First Hearing to the Respondent(s).

Chair Lake closed the public portion of the hearing.

Motion made by Kolar, seconded by Shelby, in Case No. CE2018-01098 to find the Respondents, Ravi Kethireddy / Anitha Ravi, in violation of the City of Largo Code of Ordinances Sections 11-21 and 11-48 for the property located at 2400 Pine Hammock Clearwater, Florida 33764; and to assess a fine of \$100.00 per day beginning on October 10, 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**

07 CE2018-01253 HOCH, KOSTANTIA KARAS / KARAS, EVDOKIA  
Knapstein 710 CLEVELAND 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. She stated that this property is now in compliance; however, she left it on the agenda for any future repeat violator status.

No one was present to represent the property.

Ms. Sobel stated that the folder contains proper Notices, the Affidavit of Posting and Certified Mail Receipt for the First Hearing to the Respondent(s).

Chair Lake closed the public portion of the hearing.

Motion made by Marsh, seconded by Whittington, in Case No. CE2018-01253 to find the Respondents, Kostantia Karas Hoch / Evdokia Karas, in violation of the City of Largo Code of Ordinances Section 11-48 for the property located at 710 Cleveland Avenue Southwest Largo, FL 33770; and to assess a fine of \$25.00 per day beginning on October 5, 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**

08 CE2018-01285 ELWOOD, JOYCE A  
Knapstein 12273 ELDON DR LARGO, FL 33770

CDC 18.2.5.C5 EXTERIOR STRUCTURE (ROOFS DRAINAGE)

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

No one was present to represent the property.

Ms. Sobel stated that the folder contains proper Notices, the Affidavit of Posting and Certified Mail Receipt for the First Hearing to the Respondent(s).

Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Shelby, in Case No. CE2018-01285 to find the Respondent, Joyce A. Elwood, in violation of the City of Largo Comprehensive Development Code Section 18.2.5.C5. and the Code of Ordinances 11-48 for the property located at 12273 Eldon Drive Largo, FL 33774; and to assess a fine of \$75.00 per day beginning on October 5, 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:

- ◆ Retreat – October 25, 2018 in the Community Room – 11:00 a.m. to 1:00 p.m. - prior to the regular monthly Code Enforcement Board meeting.

## **ADJOURN**

Chair Lake, finding that there were no further presentations to present before the Board, called for the meeting to be adjourn at 2:41 p.m.

Respectfully submitted,  
Mary Gouge, Board Support Specialist