

APPROVED BY THE Board _____/_____/_____

**MUNICIPAL CODE ENFORCEMENT BOARD
MINUTES OF DECEMBER 06, 2018**

Members Present:

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

Staff Present:

Isabella Sobel, City Staff Attorney
Tracey Schofield, Community Standards Manager
Pete Jenson, CCEO
Tracy Miller, CEO
Chase Bergeron, CEO

Commissioner Carroll was not present.

Mary Gouge, Board Support Specialist

Codes:

CCEO (Chief Code Enforcement Officer)
CEO (Code Enforcement Officer)
COO (Code of Ordinances)
CSM (Community Standards Manager)
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 1:33 p.m. Chair Lake advised that all cell phones to be turned off and to stand for the Pledge of Allegiance.

RE-APPOINTMENT OF CODE ENFORCEMENT BOARD MEMBERS

Isabella Sobel, Board Attorney, administered the Oath on the re-appointment of three Code Enforcement Board Members: Barbara Sofarelli, Douglas Whittington, and Bret Shortridge

Note to Minutes: Board Member Mediha “Mia” Kolar will be installed at January’s meeting.

APPROVAL OF THE MINUTES

The October 25, 2018 minutes were presented the Board for approval.

Motion made by Marsh, seconded by Whittington, to approved the October 25, 2018 minutes.

APPROVED 6/0

AGENDA REVIEW - CASES NOT BEING HEARD

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

04 CE2018-01770 MC MULLAN, TIMOTHY J
Bergeron 511 11TH ST NW LARGO, FL 33770
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS

07 CE2018-01490 KUSHTA, ARDIANA
Blakey 3521 SHERWOOD DR A LARGO, FL 33771
COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS
COO 11-75 INOPERATIVE VEHICLES

08 CE2018-01865 BILINSKI, HENRY G EST
Blakey 4040 AUDUBON DR LARGO, FL 33771
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

09 CE2018-01436 BOYD, NEWTON
Knapstein 664 4TH ST SW LARGO, FL 33770
CDC 18.2.5.B(6) EXTERIOR PROPERTY AREAS (ACCESSORY STRUCTURES)
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

05 CE2018-01783 ARROW INVESTMENTS LLC
Bergeron 790 5TH AVE SW 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.C11 EXTERIOR STRUCTURE (WINDOW, SKYLIGHT AND DOOR FRAMES)

CEO Bergeron spoke on behalf of the City. The staff report was read into the record. CEO Bergeron stated that the grass has been mowed and a permit has been obtained to repair the roof. In order to bring the property into compliance permits have to be obtained and all required inspections approved under the Property Maintenance Code (PMC).

Present to represent the property was Mr. Jeffrey Gaston of Arrow Investments LLC. He stated that he recently purchased the property and has received several notifications from the Police Department regarding vagrants in the area. They had several windows broken out. His intent is to rehab the property and rent it out. He stated his contractor, Mr. Peter Miller of Property Home Improvements Inc., has obtained a permit to repair the roof. Mr. Gaston submitted photographs of the property for the City to keep. He requested four months to bring the property into compliance due to the window installation.

Chair Lake closed the public portion of the hearing.

Motion made by Whittington, seconded by Marsh, in Case No. CE2018-01783 to find the Respondent, Arrow Investments LLC, in violation of the City of Largo Code of Ordinances Section 11-48 and the Comprehensive Development Code Sections 18.2.5.C5 and 18.2.5.C11 for the property located at 790 5th Avenue Southwest; and to assess a fine of \$100.00 per day beginning on April 5, 2019 until compliance is achieved; and to order the Respondent to contact the Community Standards Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 6/0**
NOTE TO THE RECORD: See minutes of 01/31/2019, as this case is being re-presented due to correcting the business name from Arrow Investments LLC to Arrow Investments Inc.

REQUEST FOR REDUCTIONS

16 CE2018-01098	KETHIREDDY, RAVI / REDDY, ANITHA	Compliance
Blakey	2400 PINE HAMMOCK	Fine Ran: 10/10/2018 – 11/02/2018
	CLEARWATER, FL 33764	24 Days @ \$100.00 per day
		Total Fine Amount Due: \$2,400.00
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS		Admin. Fees: \$89.31
COO SEC. 11-21 MAINTENANCE OF POOLS, SPAS, PONDS AND FOUNTAINS		G

Present to represent the property was Mr. Ravi Kethireddy, who is the owner of the property. He had rented the property for a while; but currently it is not rented. He was not aware of the condition of the weeds and was out of the country for a while. He has obtained a lawn service to maintain the property.

CCEO Jensen stated the City has no objection to the reduction; however, the property needs to be maintained all throughout the year.

Mr. Kethireddy stated that he purchased the property June 19, 2018 and it was in compliance. CCEO Jensen stated that the property was currently in compliance.

Chair Lake stated the minimum that the Board could reduced the fine would be \$339.31. Chair Lake closed the public portion of the hearing.

Motion made by Shortridge, seconded by Marsh, in Case No. CE2018-01098 for the property located at 2400 Pine Hammock, Clearwater, FL 33764, to accept the Affidavit of Compliance, the Respondent(s), Ravi Kethireddy and Anitha Reddy, corrected the violation(s) but did not pay the fine of \$2,400.00 and to approve the Request for Reduction; reduce the fine of \$2,400.00 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, and if not paid within 30 calendar days of this order, the original fine amount will be due. **Approved 6/0**

17 CE2017-01584	GULATI, DUSHYANT	Compliance
Bergeron	145 6TH ST NW LARGO, FL 33770	Fine Ran: 12/22/2017 – 02/23/2018
		63 Days @ \$50.00 per day
		Total Fine Amount Due: \$3,150.00
		Admin. Fee: \$97.68
		G

CDC 18.2.5.B6 EXTERIOR PROPERTY AREAS
CDC 18.2.5.C13 EXTERIOR STRUCTURE (INSECT SCREENS)

Present to represent the property was Mr. Gulati, who is the owner of the property. He purchased the property several years ago. He said that he does not live there. When he was going to sell another

property this lien came up. He said that the notifications were sent to the property and not to his home.

CCEO Jensen stated the City has no objection to the reduction. He further stated that the mailings and postings were sent and posted to the mailing address of record that Mr. Gulati had listed with the Property Appraiser's Office. Mr. Gulati advised that he has just recently changed the mailing address.

Mr. Gulati stated that he purchased the property, made improvements, and it is now in compliance. CCEO Jensen stated that the property was currently in compliance.

Chair Lake closed the public portion of the hearing. She noted that the minimum required as per the City's Ordinance is \$347.68.

Motion made by Shelby, seconded by Whittington, in Case No. CE2017-01584 for the property located at 145 6th Street NW, Largo, FL 33770, to accept the Affidavit of Compliance, the Respondent(s), Dushyant Gulati, corrected the violation(s) but did not pay the fine of \$3,150.00 and to approve the Request for Reduction; reduce the fine of \$3,150.00 to \$348.00; inclusive of the administrative fee; order that the Respondent(s) to pay the reduced fine of \$348.00 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

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

13 CE2018-01050	LATCHMAN, KEDAR C	Compliance
Knapstein	615 CLEARWATER LARGO RD S 1	Fine Ran: 11/15/2018 – 12/03/2018
	LARGO, FL 33770	18 days @ \$75.00 per day
		Fine Amount Due: \$1,350.00 C

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

Present to represent the property was the property owner, Mr. Kedar C. Latchman. He could not obtain financial aid; therefore he obtained a credit card and Mr. Latchman stated that he did not come into compliance until December 03, 2018.

CCES Jensen updated the Board regarding with regard to the number of days out of compliance and the fine amount due.

Chair Lake closed the public portion of the hearing.

Motion made by Shelby, seconded by Sofarelli, in Case No. CE2018-01050, for the property located at 615 Clearwater Largo Road South 1, Largo, FL 33770, to find that the Respondent(s), Kedar C.

Latchman, did correct the violation(s) on December 03, 2018 but did not pay the fine of \$1,350.00, and to accept the Affidavit of Compliance/Non-Compliance. **Approved 6/0**

FIRST ORDERS (continued)

03 CE2018-01681 KRICKOVIC, NENAD
Bergeron 95 OVERBROOK ST E LARGO, FL 33770
CDC 16.5 HOME OFFICE OF CONVENIENCE (HOC)
COO 11-78 PARKING OR STORAGE OF CERTAIN TYPES OF VEHICLES PROHIBITED IN RESIDENTIAL
AREAS

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

Present was Mr. Nenad Krickovic, owner of the property. He stated that he has cancelled the lease with the tenant and requested the Board to extend the compliance date to March 31, 2019 as the tenant has a small child in school.

CCES Jensen advised that there has been many complaints as one of the trailers is extremely long. He advised that there has been numerous calls for a long time with regard to this violation of the Code. He stated that the tenants has other options, i.e. a storage facility, placing the trailer off the setback, or in the rear of the property off of 20th Street.

Mr. Krickovic stated that he lives in New Jersey and it is not feasible to keep checking on the tenant. He also stated that he cannot allow his tenant to remain on the property because of this violation. He will assist in locating a new location for the tenant. He has not given any eviction notice to the tenant; but, he will do so.

Chair Lake closed the public portion of the hearing.

Motion made by Sofarelli, seconded by Marsh, in Case No. CE2018-01681 to find the Respondent, Nenad Krickovic, in violation of the City of Largo Code of Ordinances Section 11-78 and the Comprehensive Development Code Section 16.5 for the property located at 95 Overbrook Street East, Largo FL 33770; and to assess a fine of \$100.00 per day beginning on December 14, 2018 until compliance is achieved; and to order the Respondent to contact the Community Standards Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 5/1**
Shortridge

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.

None

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

10 CE2018-01559 Blakey	JINDRA, BRONISLAV / JINDRA, DANA 10291 122ND AVE N LARGO, FL 33773	REPEAT VIOLATOR – Compliance Fine Ran: 09/11/2018 – 10/02/2018 21 Days @ \$10.00 per day Fine Amount Due: \$210.00 Paid \$210.00 11/27/2018 Receipts: #R26576 & #R26577	A
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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 Shortridge, seconded by Sofarelli, in Case No. CE2018-01559, for the property located at 10291 122nd Avenue N Largo, FL 33773, to find that the Respondent(s), Bronislav Jindra / Dana Jindra, as a Repeat Violator, were in violation for 21 days, from September 11, 2018 to October 02, 2018, and a fine of \$210.00 was assessed and paid, and to accept the Affidavit of Compliance.

Approved 6/0

11 CE2018-01467 Bergeron	KAHRIMANOVIC, ALEN / KAHRIMANOVIC, JASMIN 1213 MARKLEY DR LARGO, FL 33770	Complied/Non-Compliance Fine Ran: 11/02/2018 – 11/07/2018 Fine Ran: 11/02/2018 – 11/07/2018 6 Days @ \$25.00 per day Fine Amount Due: \$150.00	C
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COO 11-75 INOPERATIVE VEHICLES

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. CE2018-01467, for the property located at 1213 Markley Drive Largo, FL 33770, to find that the Respondent(s), Alen Kahrmanovic / Jasmin Kahrmanovic, corrected the violations but did not pay the fine of \$150.00, and to accept the Affidavit of Compliance/Non-Compliance. **Approved 6/0**

12 CE2018-01656 55 JASPER LLC REPEAT VIOLATOR – Complied/Non-Compliance
 Bergeron EMANUEL DAVID ZLOTOLOW LIFETIME HERITAGE TRUST 1 Fine Ran: 09/28/2018-10/01/2018
 RONALD DANIEL ZLOTOLOW LIFETIME HERITAGE TRUST 1 4 days @ \$500.00 per day
 JORDAN GABRIEL ZLOTOLOW LIFETIME HERITAGE TRUST 1 Fine Amount Due: \$2,000.00 **C**
 55 JASPER ST LARGO, FL 33770
 COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS

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. CE2018-01656, for the property located at 55 Jasper Street Largo, FL 33770, to find that the Respondent(s), Emanuel David Zlotolow Lifetime Heritage Trust 1 / Ronald Daniel Zlotolow Lifetime Heritage Trust 1 / Jordan Gabriel Zlotolow Lifetime Heritage Trust 1 / 55 Jasper LLC, corrected the violation(s) on October 01, 2018, and to accept the Affidavit of Compliance/Non-Compliance. The daily fine of \$500.00 per day and a total Fine Amount Due of \$2,000.00. **Approved 6**

14 CE2018-01431 SHENG, TONY L Non-Compliance
 Blakey 116 EMERALD LN LARGO, FL 33771 Was to comply on or before 11/05/2018
 Fine is \$25.00 per day
 COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS Fine Starts 11/06/2018 **B**

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Shelby, seconded by Sofarelli, in Case No. CE2018-01431, for the property located at 116 Emerald Lane Largo, FL 33771, to find that the Respondent(s), Tony L. Sheng, did not correct the violation(s) on or before November 05, 2018 and to accept the Affidavit of Non-Compliance. **Approved 6/0**

15 CE2018-01523 344 FULTON DR SE LLC Non-Compliance
 Blakey 344 FULTON DR SE LARGO, FL 33771 Was to comply on or before 11/05/2018
 Fine is \$50.00 per day
 COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS Fine Starts 11/06/2018 **B**
 COO SEC. 11-47 DUTY OF OWNERS AND OCCUPANTS

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. CE2018-01523, for the property located at 344 Fulton Drive SE Largo, FL 33771, to find that the Respondent(s), 344 Fulton Drive SE LLC, did not correct the violation(s) on or before November 05, 2018 and to accept the Affidavit of Non-Compliance. **Approved 6/0**

FIRST ORDERS (continued)

01 CE2018-01457 CASUCCI, STEPHEN J
Jensen 12912 128TH LN N LARGO, FL 33774
2010 FLORIDA BUILDING CODE SEC. 105 BUILDING WITHOUT PERMITS AS ADOPTED BY REFERENCE IN
CDC 18.1.1A
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

Mr. Tracey Schofield, Community Standards Manager stated that the Board heard this case on October 25, 2018; however, due to the testimony given, he is requesting that this case be presented again for a First Order action. He stated that this case has been reassigned to CCEO Jensen. He is further requesting that the Board rescind the First Order from the October 25, 2018 hearing.

Motion made by Marsh to rescind the prior motion on the Order from the October 25, 2018 hearing for case CE2018-01457, seconded by Sofarelli. **Approved 6/0**

CCEO Jensen spoke on behalf of the City. Mr. Casucci is no longer the property owner and has been advised of the City's process in this case. CCEO Jensen is requesting the Board to dismiss this case.

Ms. Sobel asked Mr. Schofield if the Respondent had been notified of this action; his response was yes.

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Shelby, seconded by Shortridge, in Case No. CE2018-01457 to dismiss the case. **Approved 6/0**

02 CE2018-01530 NGUYEN, HUNG NGOC
Miller NGUYEN, LAN CHI
 333 OVERBROOK BLVD LARGO, FL 33770
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS

Mr. Tracey Schofield, Community Standards Manager stated that the Board heard this case on October 25, 2018; however, due to the testimony given, he is requesting that this case be presented again for a First Order action. He stated that this case has been reassigned to CEO Miller. He is further requesting that the Board rescind the First Order from the October 25, 2018 hearing.

Ms. Sobel asked Mr. Schofield if the Respondent has been notified of this action; his response was yes.

Motion made by Shortridge to rescind the prior motion on the Order from the October 25, 2018 hearing for case CE2018-01457, seconded by Whittington. **Approved 6/0**

CEO Miller spoke on behalf of the City. The staff report was read into the record. The property was brought into compliance on October 29, 2018.

There was no one present to represent the property.

Chair Lake closed the public portion of the hearing.

Motion made by Sofarelli, 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 December 15, 2018 until compliance is achieved. **Approved 6/0**

06 CE2018-01815 ARTHUR, JEFFREY M
Bergeron 718 NEW YORK ST CLEARWATER, FL 33756
COO 11-48 EXCESSIVE GROWTH OF WEEDS AND DEBRIS
CDC 18.2.5.C5 EXTERIOR STRUCTURE (ROOFS DRAINAGE)
CDC 18.2.5.C1 EXTERIOR STRUCTURE (PROTECTIVE TREATMENT)

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 Whittington, seconded by Shelby, in Case No. CE2018-01815 to find the Respondent, Jeffrey M. Arthur, in violation of the City of Largo Code of Ordinances Section 11-48 and the

Comprehensive Development Code Sections 18.2.5.C1 and 18.2.5.C5 for the property located at 718 New York Street; and to assess a fine of \$100.00 per day beginning on January 4, 2019 until compliance is achieved; and to order the Respondent to contact the Community Standards Division to arrange for a re-inspection of the property to verify compliance with the Board's order. **Approved 6/0**

FORECLOSURES

none

OTHER

none

ADJOURN

Chair Lake, finding that there were no further presentations to present before the Board, called for the meeting to be adjourn at 2:39 p.m.

Respectfully submitted,
Mary Gouge, Board Support Specialist