



Hillsborough
County Florida

CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

Phil McDonald,
Special Magistrate

12/15/2023
9:00 a.m

Brandon Regional Service Center -311 Pauls Drive, Brandon, FL 33511

Welcome to Hillsborough County Code Enforcement Special Magistrate Hearing. When addressing the Magistrate, please state your name, address, and speak clearly into the microphone.

Any person who decides to appeal the decision of the Code Enforcement Special Magistrate with respect to any matter considered at this meeting will need a record of the proceedings, and for such purposes, may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Presentations by the County, Respondent(s) and Opposition must be kept to a maximum of ten (10) minutes each.

ORDER OF BUSINESS:

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Minutes of Previous meeting(s): 08/11/2023 CESM Codes
- V. Administration of Oath to Defendants/Witnesses
- VI. Cases for Adjudication
 - A. Continued Cases
 - B. New Code Enforcement Cases
 - C. Synthetic Drug Cases
- VII. Other Business
 - A. Correspondences
 - B. Contests
 - C. Staff Reports
 - D. Abatements
- VIII. Adjournment: Hearing Closed

SECTION VI.A - Continued Cases

1. CASE NUMBER: CE22014958 SR583929
OCCUPANCY: Owner NOTICE DATED: 12/27/2022
ZONING: PD
CODE ENFORCEMENT OFFICER / STAFF : **Bowling, Donald**
OWNER: CANO, MARIO; HERNANDEZ, YOLANDA
LOCATION: 10402 CANDLEBERRY WOODS LN, 33534
FOLIO NUMBER: 051196.0432
ITEM Z644: ACCESSORY STRUCTURE: REAR YARD COVERAGE (>20%)

SECTION VI.C - New Code Enforcement Cases

2. CASE NUMBER: CE23005977

OCCUPANCY: Owner

NOTICE DATED: 08/21/2023

ZONING: PD

CODE ENFORCEMENT OFFICER / STAFF : **Parker, Kevin**

OWNER: RACETRAC INC

LOCATION: 10311 BLOOMINGDALE AVE, 33578

FOLIO NUMBER: 073994.0000

ITEM NR10.7.2: EXTERIOR WALLS

ITEM PM12.1: ACCUMULATIONS

3. CASE NUMBER: CE23002864 SR597261

OCCUPANCY: Tenant

NOTICE DATED: 03/15/2023

ZONING: AR

CODE ENFORCEMENT OFFICER / STAFF : **Zalva, Jason**

OWNER: DIXON, KRISTOPHER DORSEY; RICHARDSON, COURTNEY CHRISTINA

LOCATION: 2701 W STATE ROAD 60, 33567

FOLIO NUMBER: 093092.5000

ITEM Z200: IMPROPER USE OF ZONE

ITEM Z203: OUTSIDE/OPEN STORAGE

SECTION VI.C - New Code Enforcement Cases

4. CASE NUMBER: CE23003461 SR598125
OCCUPANCY: Owner NOTICE DATED: 10/09/2023
ZONING: RSC-6
CODE ENFORCEMENT OFFICER / STAFF : **Martin, Robert**

OWNER: OLIVER, ROBERT D
LOCATION: 531 ANTHONY DR, 33511
FOLIO NUMBER: 070583.1000

ITEM PM12.1: ACCUMULATIONS
ITEM R11.7.3: PROTECTIVE TREATMENT
ITEM Z203: OUTSIDE/OPEN STORAGE

5. CASE NUMBER: CE23004731 SR604949
OCCUPANCY: Owner NOTICE DATED: 10/09/2023
ZONING: RSC-6
CODE ENFORCEMENT OFFICER / STAFF : **Martin, Robert**

OWNER: PARKER, QUINTAVIUS
LOCATION: 619 ROYAL CREST WAY, 33511
FOLIO NUMBER: 072456.0026

ITEM PM12.5: INOPERABLE VEHICLES
ITEM Z632: VEHICLE REPAIRS IN RESIDENTIAL DISTRICTS

SECTION VI.C - New Code Enforcement Cases

6. CASE NUMBER: CE23004016 SR601981
OCCUPANCY: Vacant NOTICE DATED: 07/03/2023
ZONING: RSC-6
CODE ENFORCEMENT OFFICER / STAFF : **Bowling, Donald**
OWNER: PIERCE, ROBERT BRUCE JR
LOCATION: 10918 COUNTRY HAVEN DR, 33534
FOLIO NUMBER: 050332.9518
ITEM R11.1: GENERAL STANDARDS FOR DWELLINGS

7. CASE NUMBER: CE23004699
OCCUPANCY: Tenant NOTICE DATED: 04/24/2023
ZONING: PD
CODE ENFORCEMENT OFFICER / STAFF : **Bowling, Donald**
OWNER: LANDINGS AT ALAFIA TRACE PROPERTY OWNERS ASSN INC
LOCATION: 9690 ALAFIA TRACE BLVD, 33578
FOLIO NUMBER: 076621.2714
ITEM Z500: VIOLATING CONDITIONS OF APRVL / PLANNED DEVELOPMENT

SECTION VI.C - New Code Enforcement Cases

8. CASE NUMBER: CE23004601

OCCUPANCY: Tenant

NOTICE DATED: 08/14/2023

ZONING: CN

CODE ENFORCEMENT OFFICER / STAFF : **Adorno, Heriberto**

OWNER: LEVINE PARK LLC

LOCATION: 1303 S 78TH ST, 33619

FOLIO NUMBER: 045300.0050

ITEM PM12.1: ACCUMULATIONS

ITEM PM12.2: OVERGROWTH

ITEM PM12.5: INOPERABLE VEHICLES

ITEM Z203: OUTSIDE/OPEN STORAGE

ITEM Z610: COMMERCIAL VEHICLE

9. CASE NUMBER: CE23005951 SR610287

OCCUPANCY: Owner

NOTICE DATED: 05/23/2023

ZONING: RSC-9

CODE ENFORCEMENT OFFICER / STAFF : **Adorno, Heriberto**

OWNER: SUAREZ, PRIMO; HERRERA, JUANA MARTINEZ

LOCATION: 1730 JULIAN LANE DR, 33619

FOLIO NUMBER: 045557.3658

ITEM PM12.1: ACCUMULATIONS

ITEM PM12.5: INOPERABLE VEHICLES

ITEM Z203: OUTSIDE/OPEN STORAGE

SECTION VI.C - New Code Enforcement Cases

10. CASE NUMBER: CE23006084 SR610895
OCCUPANCY: Tenant NOTICE DATED: 05/25/2023
ZONING: CI
CODE ENFORCEMENT OFFICER / STAFF : ~~Adorno, Heriberto~~ **COMPLIED**
12.06.2023
OWNER: FLESchLER GROUP LLC
LOCATION: 1251 S 50TH ST, 333619
FOLIO NUMBER: 046519.0120
ITEM PM12.1: ACCUMULATIONS

11. CASE NUMBER: CE23004813 SR605381
OCCUPANCY: Owner NOTICE DATED: 04/27/2023
ZONING: AS-1
CODE ENFORCEMENT OFFICER / STAFF : **Brizard, Ona**
OWNER: VAQUERO, ALFONSO CERRO; MENDOZA, DALMA CRUZ
LOCATION: 7506 KINARD RD, 33565
FOLIO NUMBER: 080873.6006
ITEM PM12.1: ACCUMULATIONS
ITEM PM12.5: INOPERABLE VEHICLES
ITEM Z200: IMPROPER USE OF ZONE
ITEM Z203: OUTSIDE/OPEN STORAGE
ITEM Z634: RECREATIONAL/UTILITY VEHICLES: EXCEEDS ALLOWABLE NUMBER

SECTION VI.C - New Code Enforcement Cases

12. CASE NUMBER: CE23005170 SR607268

OCCUPANCY: Owner

NOTICE DATED: 05/05/2023

ZONING: AS-1

CODE ENFORCEMENT OFFICER / STAFF : **Brizard, Ona**

OWNER: BLOCKER, SYLVIA

LOCATION: 4806 GALLAGHER RD, 33565

FOLIO NUMBER: 080751.0400

ITEM PM12.1: ACCUMULATIONS

ITEM PM12.5: INOPERABLE VEHICLES

ITEM Z609: RECREATIONAL VEHICLES

13. CASE NUMBER: CE23005226 SR607386

OCCUPANCY: Owner

NOTICE DATED: 06/07/2023

ZONING: AS-0.4

CODE ENFORCEMENT OFFICER / STAFF : **Brizard, Ona**

OWNER: CHUNG, ANDREA

LOCATION: 7116 DORMANY LOOP, 33565

FOLIO NUMBER: 080311.0160

ITEM PM12.1: ACCUMULATIONS

ITEM Z203: OUTSIDE/OPEN STORAGE

ITEM Z610: COMMERCIAL VEHICLE

**COMPLIED
12.05.2023**

SECTION VI.C - New Code Enforcement Cases

14. CASE NUMBER: CE23004341

OCCUPANCY: Vacant

NOTICE DATED: 07/20/2023

ZONING: RSC-6

CODE ENFORCEMENT OFFICER / STAFF : **Fernandes, Jason**

COMPLIED
12.06.2023

OWNER: TNR PROPERTY SOLUTION LLC

LOCATION: 4303 CRAGMONT DR, 33619

FOLIO NUMBER: 065352.0568

ITEM PM12.1: ACCUMULATIONS

ITEM PM12.2: OVERGROWTH

15. CASE NUMBER: CE23004878 SR605739

OCCUPANCY: Owner

NOTICE DATED: 05/01/2023

ZONING: RSC-6

CODE ENFORCEMENT OFFICER / STAFF : **Fernandes, Jason**

OWNER: GOMEZ, SANTIAGO

LOCATION: 4434 PORPOISE DR, 33617

FOLIO NUMBER: 039464.0000

ITEM Z200: IMPROPER USE OF ZONE

ITEM Z203: OUTSIDE/OPEN STORAGE

SECTION VI.C - New Code Enforcement Cases

16. CASE NUMBER: CE23005212
OCCUPANCY: Vacant Lot NOTICE DATED: 05/05/2023
ZONING: RSC-6
CODE ENFORCEMENT OFFICER / STAFF : **Fernandes, Jason**
OWNER: MMAM PROPERTIES LLC
LOCATION: 5601 E CHELSEA ST, 33619
FOLIO NUMBER: 041772.0000
ITEM PM12.1: ACCUMULATIONS
ITEM PM12.4: FENCES
ITEM Z205: ACCESSORY USE W/O PRIMARY USE

17. CASE NUMBER: CE23005632 SR609033
OCCUPANCY: Owner NOTICE DATED: 05/16/2023
ZONING: RSC-6
CODE ENFORCEMENT OFFICER / STAFF : **Fernandes, Jason**
OWNER: NASH, CHIQUITTA; NASH, JAMES
LOCATION: 4001 BERKLEY DR, 33610
FOLIO NUMBER: 040933.0000
ITEM PM12.1: ACCUMULATIONS
ITEM PM12.5: INOPERABLE VEHICLES

SECTION VI.C - New Code Enforcement Cases

18. CASE NUMBER: CE23005745
OCCUPANCY: Owner NOTICE DATED: 05/18/2023
ZONING: RSC-6
CODE ENFORCEMENT OFFICER / STAFF : **Fernandes, Jason**
OWNER: JAHN, NORMAN L LIFE ESTATE
LOCATION: 5201 ANSLEY CIR, 33610
FOLIO NUMBER: 041342.0000
ITEM PM12.4: FENCES
ITEM S13.2.1: POOL BARRIER / REQUIRED
ITEM S13.2.1.3: POOL BARRIER / HEIGHT
ITEM S13.5: POOL SANITATION

SECTION VI.C - New Code Enforcement Cases

19. CASE NUMBER: CE23011305 CN0096534

OCCUPANCY: Tenant

NOTICE DATED: 10/02/2023

ZONING: RSC-6

CODE ENFORCEMENT OFFICER / STAFF : **Fernandes, Jason**

OWNER: SHAFIQR, MOHAMMED; SULTANA, DELWARA

LOCATION: 6706 N 78TH ST, 33610

FOLIO NUMBER: 040132.5000

ITEM PM12.3B: NUISANCE CONDITIONS: UNSECURED STRUCTURE

ITEM R11.1: GENERAL STANDARDS FOR DWELLINGS

ITEM R11.10.1: SMOKE DETECTORS

ITEM R11.11.2: HANDRAILS

ITEM R11.11.3: GUARDS

ITEM R11.12.3: LAVATORY AREA

ITEM R11.3.7: COOKING EQUIPMENT

ITEM R11.4.5: EXTERIOR LIGHT FIXTURES

ITEM R11.5.1B: INTERIOR LIGHT FIXTURE DEFECTIVE/INOPERATIVE

ITEM R11.5.3: GFCI PROTECTION

ITEM R11.5.5: ELECTRICAL WIRING

ITEM R11.6.1C: PLUMBING LEAKS AND/OR DEFECTS

ITEM R11.6.4: CONNECTION TO DRAINAGE SYSTEMS

ITEM R11.7.4: ROOFS AND/OR PARTS THEREOF

ITEM R11.7.7: STAIRS, PORCHES, AND APPURTENANCES

ITEM R11.7.9: WINDOWS AND EXTERIOR DOORS

ITEM R11.8.1A: SINK BASE/CABINETS (KITCHEN AND/OR BATH) DAMAGED/DETERIORATED

ITEM R11.8.2: INFESTATION OF INTERIOR SPACE

ITEM R11.8.3: STRUCTURAL MEMBERS

ITEM R11.8.4: INTERIOR SURFACES

ITEM R11.8.5: INTERIOR FLOORS AND WALLS

ITEM R11.8.6: CEILINGS

ITEM R11.9.1: GENERAL MEANS OF ESCAPE REQUIRED

SECTION VI.C - New Code Enforcement Cases

20. CASE NUMBER: CE23011872 CN0101862

OCCUPANCY: Tenant

NOTICE DATED: 10/23/2023

ZONING: PD

CODE ENFORCEMENT OFFICER / STAFF : **Fernandes, Jason**

OWNER: GREAT BAY HOLDINGS LLC

LOCATION: 7136 FAIRVIEW PARK DR, 33619

FOLIO NUMBER: 042145.2580

ITEM PM12.1: ACCUMULATIONS

ITEM PM12.2: OVERGROWTH

ITEM R11.11.2: HANDRAILS

ITEM R11.3.4: WATER HEATING FACILITIES

ITEM R11.3.6: HEATING FACILITIES

ITEM R11.4.5: EXTERIOR LIGHT FIXTURES

ITEM R11.5.11: COOKING EQUIPMENT (INSTALLATIONS)

ITEM R11.5.1D: AIR CONDITIONER DEFECTIVE/INOPERATIVE

ITEM R11.5.3: GFCI PROTECTION

ITEM R11.5.5: ELECTRICAL WIRING

ITEM R11.5.6: WATER TEMPERATURE RANGE

ITEM R11.5.8: HEATING EQUIPMENT (TEMPERATURE)

ITEM R11.7.10: SCREENS

ITEM R11.7.2: EXTERIOR WALLS

ITEM R11.7.5: DECORATIVE FEATURES

ITEM R11.7.7: STAIRS, PORCHES, AND APPURTENANCES

ITEM R11.7.9: WINDOWS AND EXTERIOR DOORS

ITEM R11.8.1A: SINK BASE/CABINETS (KITCHEN AND/OR BATH) DAMAGED/DETERIORATED

ITEM R11.8.4: INTERIOR SURFACES

ITEM R11.8.5: INTERIOR FLOORS AND WALLS

ITEM R11.8.9: DOORS

ITEM R11.9.2: MEANS OF ESCAPE

SECTION VI.C - New Code Enforcement Cases

21. CASE NUMBER: CE23004042 SR601662
OCCUPANCY: Owner NOTICE DATED: 04/07/2023
ZONING: RSC-6
CODE ENFORCEMENT OFFICER / STAFF : **Jones, David**
OWNER: BURDINE, DEBRA E
LOCATION: 1922 DERBYWOOD DR, 33510
FOLIO NUMBER: 067897.6048
ITEM PM12.1: ACCUMULATIONS
ITEM PM12.4: FENCES
ITEM R11.7.3: PROTECTIVE TREATMENT
ITEM R11.7.4: ROOFS AND/OR PARTS THEREOF
ITEM R11.7.9: WINDOWS AND EXTERIOR DOORS

22. CASE NUMBER: CE23004167
OCCUPANCY: Owner NOTICE DATED: 12/04/2023
ZONING: PD
CODE ENFORCEMENT OFFICER / STAFF : **Jones, David**
OWNER: ROQUE, OSMEL CONCEPCION
LOCATION: 2072 SARAH LOUISE DR, 33510
FOLIO NUMBER: 065730.0890
ITEM R11.7.4: ROOFS AND/OR PARTS THEREOF

SECTION VI.C - New Code Enforcement Cases

23. CASE NUMBER: CE23004403

OCCUPANCY: Tenant

NOTICE DATED: 04/18/2023

ZONING: RSC-9

CODE ENFORCEMENT OFFICER / STAFF : **Jones, David**

OWNER: M5421 TRUST DATED FEBRUARY 26, 2003

LOCATION: 5421 MOBILE DR, 33584

FOLIO NUMBER: 063087.0000

ITEM NR10.7.4: ROOFS

24. CASE NUMBER: CE23004514

OCCUPANCY: Vacant

NOTICE DATED: 06/15/2023

ZONING: CG

CODE ENFORCEMENT OFFICER / STAFF : **Jones, David**

OWNER: PATEL, SURESH; PATEL, JINAL

LOCATION: 11501 E 92 HWY, 33584

FOLIO NUMBER: 063103.0000

ITEM NR10.2: GENERAL MAINTENANCE OF EQUIPMENT, SYSTEMS DEVICES AND/OR SAFEGAURDS

ITEM NR10.5.3: ELECTRICAL WIRING

ITEM NR10.7.3: PROTECTIVE TREATMENT

ITEM NR10.7.4: ROOFS

ITEM NR10.7.9: WINDOWS AND EXTERIOR DOORS

ITEM PM12.1: ACCUMULATIONS

ITEM PM12.4: FENCES

ITEM PM12.5: INOPERABLE VEHICLES

ITEM Z200: IMPROPER USE OF ZONE

ITEM Z615: ACCESSORY STRUCTURE: SETBACK

ITEM Z700: MAINTENANCE OF SIGNS

SECTION VI.C - New Code Enforcement Cases

25. CASE NUMBER: CE23004737

OCCUPANCY: Owner

NOTICE DATED: 04/25/2023

ZONING: ASC-1

CODE ENFORCEMENT OFFICER / STAFF : Jones, David

OWNER: BOATWRIGHT, ERICA LEE; BOATWRIGHT, JADA

LOCATION: 941 W WHEELER RD, 33510

FOLIO NUMBER: 066015.6500

ITEM PM12.1: ACCUMULATIONS

ITEM Z203: OUTSIDE/OPEN STORAGE

26. CASE NUMBER: CE23005361 SR607807

OCCUPANCY: Tenant

NOTICE DATED: 05/11/2023

ZONING: RSC-6

CODE ENFORCEMENT OFFICER / STAFF : Jones, David

OWNER: SASOON, MEIR

LOCATION: 904 WINCHESTER CT, 33510

FOLIO NUMBER: 067976.6304

ITEM PM12.1: ACCUMULATIONS

ITEM Z203: OUTSIDE/OPEN STORAGE

SECTION VI.C - New Code Enforcement Cases

27. CASE NUMBER: CE23005991

OCCUPANCY: Vacant

NOTICE DATED: 05/23/2023

ZONING: RSC-6

CODE ENFORCEMENT OFFICER / STAFF : **Jones, David**

OWNER: O'NEAL, APRIL LIFE ESTATE

LOCATION: 1920 DERBYWOOD DR, 33510

FOLIO NUMBER: 067897.6050

ITEM NR10.7.4: ROOFS

ITEM PM12.4: FENCES

ITEM R11.1: GENERAL STANDARDS FOR DWELLINGS

ITEM S13.2.1: POOL BARRIER / REQUIRED

28. CASE NUMBER: CE23006050 SR610603

OCCUPANCY: Tenant

NOTICE DATED: 05/25/2023

ZONING: RSC-6

CODE ENFORCEMENT OFFICER / STAFF : **Jones, David**

OWNER: GAFFORD, ERNEST P ESTATE OF

LOCATION: 215 W EMPIRE DR, 33510

FOLIO NUMBER: 066114.0000

ITEM PM12.1: ACCUMULATIONS

ITEM R11.7.9: WINDOWS AND EXTERIOR DOORS
