



Hillsborough
County Florida

CODE ENFORCEMENT BOARD AGENDA

Brian Lorentzen, Chair
Roger Verszyla, Vice Chair

03/24/2023
9:00 a.m

Brandon Regional Service Center, 311 Pauls Drive, Brandon, FL33511

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

Any person who decides to appeal the decision of the Code Enforcement Board 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. The Board may recess at 12:30 p.m. and reconvene at 1:30 p.m. to conclude its business if needed.

ORDER OF BUSINESS:

- I. Call to Order
- II. Pledge of Allegiance
- III. Roll Call
- IV. Approval of Minutes of Previous meeting(s): 27 Jan 2023 CEB
- 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: CE21011607 SR488742
OCCUPANCY: Owner NOTICE DATED: 08/17/2021
ZONING: RSC-6
CODE ENFORCEMENT OFFICER / STAFF : **Parker, Kevin**
OWNER: TRAVIESO, LISBEY NUNEZ
LOCATION: 1004 GREENBRIAR DR, 33511
FOLIO NUMBER: 074672.0328
ITEM R11.7.4: ROOFS AND/OR PARTS THEREOF

SECTION VI.C - New Code Enforcement Cases

2. CASE NUMBER: CE22012975
 OCCUPANCY: Vacant Lot NOTICE DATED: 10/27/2022
 ZONING: RSC-4
 CODE ENFORCEMENT OFFICER / STAFF : **Franco, Sara**
OWNER: PAYNE FREE DEVELOPMENT LLC
LOCATION: 5216 LAKE LE CLARE RD, 33558
 FOLIO NUMBER: 015936.0000
ITEM PM12.3A: NUISANCE CONDITIONS
 • *DILAPIDATED BOAT DOCK*

3. CASE NUMBER: CE22000223 SR515257
 OCCUPANCY: Tenant NOTICE DATED: 02/24/2023
 ZONING: RSC-4
 CODE ENFORCEMENT OFFICER / STAFF : **Garcia, Richard**
OWNER: STEWART, WAYMON CHARLES ESTATE OF
LOCATION: 9933 E FOWLER AVE, 33592
 FOLIO NUMBER: 060846.0050
ITEM PM12.1: ACCUMULATIONS
ITEM PM12.2: OVERGROWTH
ITEM PM12.5: INOPERABLE VEHICLES
ITEM R11.11.2: HANDRAILS
ITEM R11.3.5: ELECTRICAL FACILITIES

SECTION VI.C - New Code Enforcement Cases

4. CASE NUMBER: CE23002623 SR594140
 OCCUPANCY: Owner NOTICE DATED: 03/06/2023
 ZONING: RSC-6
 CODE ENFORCEMENT OFFICER / STAFF : **Harwell, Charles**
OWNER: MCLOCHLIN, JEREMY; MCLOCHLIN, CHELSI
LOCATION: 614 BEVERLY DR, 33510
 FOLIO NUMBER: 069108.0000
 ITEM PM12.1: ACCUMULATIONS
 ITEM PM12.2: OVERGROWTH
 ITEM PM12.5: INOPERABLE VEHICLES
 ITEM Z203: OUTSIDE/OPEN STORAGE

5. CASE NUMBER: CE22012015 SR567850
 OCCUPANCY: Owner NOTICE DATED: 10/04/2022
 ZONING: RSC-6
 CODE ENFORCEMENT OFFICER / STAFF : **Lantz, Brian**
OWNER: SPERLING, GERALD MORGAN
LOCATION: 1702 SLOOP PL, 33511
 FOLIO NUMBER: 072381.5062
 ITEM PM12.1: ACCUMULATIONS
 ITEM PM12.4: FENCES
 ITEM PM12.5: INOPERABLE VEHICLES

SECTION VI.C - New Code Enforcement Cases

6. CASE NUMBER: CE23001600 SR592297
OCCUPANCY: Tenant NOTICE DATED: 02/14/2023
ZONING: AI
CODE ENFORCEMENT OFFICER / STAFF : Sweeney, Dennis

OWNER: THE 6021 LAND TRUST BAY AREA TRUST SERVICES LLC

LOCATION: 6021 PINE ST, 33584

FOLIO NUMBER: 063269.0000

ITEM PM12.3A: NUISANCE CONDITIONS

- *CRACKED/BROKEN SIDEWALK*

ITEM R11.10.1: SMOKE DETECTORS

ITEM R11.5.1: GENERAL MECHANICAL-ELECTRICAL REQUIREMENTS

ITEM R11.5.3: GFCI PROTECTION

ITEM R11.7.1: FOUNDATION

ITEM R11.7.11: BUILDING SECURITY

ITEM R11.7.2: EXTERIOR WALLS

ITEM R11.7.3: PROTECTIVE TREATMENT

ITEM R11.7.9: WINDOWS AND EXTERIOR DOORS

ITEM R11.8.5: INTERIOR FLOORS AND WALLS

ITEM R11.8.6: CEILINGS

**COMPLIED
03.17.2023**

7. CASE NUMBER: CE22006451
OCCUPANCY: Vacant NOTICE DATED: 05/24/2022
ZONING: AS-1
CODE ENFORCEMENT OFFICER / STAFF : Watson, Leo (Allen)

OWNER: PAUL F SAVICH REAL ESTATE LLC; HAEFELE, ERNEST M JR

LOCATION: 1211 TOP NOTCH LN, 33570

FOLIO NUMBER: 032050.0276

ITEM PM12.4: FENCES

ITEM Z633: FENCE ZONING VIOLATION

SECTION VI.C - New Code Enforcement Cases

8. CASE NUMBER: CE22012839
 OCCUPANCY: Tenant NOTICE DATED: 10/24/2022
 ZONING: RMC-20
 CODE ENFORCEMENT OFFICER / STAFF : **Allen, Calvin**
OWNER: MELROSE PLACE TAMPA LLC
LOCATION: 13624 N 15TH ST, 33613
 FOLIO NUMBER: 035260.0000
ITEM PM12.1: ACCUMULATIONS

COMPLIED
03.16.2023

9. CASE NUMBER: CE22012924
 OCCUPANCY: Owner NOTICE DATED: 10/25/2022
 ZONING: RSC-6
 CODE ENFORCEMENT OFFICER / STAFF : **Allen, Calvin**
OWNER: DIXON, CHARLES; BRAZELL, DEBORA; CLARK, ANGELA
LOCATION: 116 E 143RD AVE, 33613
 FOLIO NUMBER: 017442.0000
ITEM PM12.1: ACCUMULATIONS
ITEM PM12.2: OVERGROWTH
ITEM PM12.5: INOPERABLE VEHICLES

SECTION VI.C - New Code Enforcement Cases

10. CASE NUMBER: CE22012186
 OCCUPANCY: Vacant Lot NOTICE DATED: 10/06/2022
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : **Favors, Steve**
OWNER: RUIZ, MEDINA RAUL R
LOCATION: 4908 RAWLS RD, 33624
 FOLIO NUMBER: 016283.0000
ITEM Z205: ACCESSORY USE W/O PRIMARY USE

11. CASE NUMBER: CE22013363 SR576617
 OCCUPANCY: Vacant NOTICE DATED: 11/08/2022
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : **Favors, Steve** **EVIDENCE PROVIDED**
OWNER: HENRY, DAVEN LEE; HENRY, JENNIFER PATTERSON
LOCATION: 17507 MARSH RD, 33558
 FOLIO NUMBER: 014852.5706
ITEM Z200: IMPROPER USE OF ZONE

SECTION VI.C - New Code Enforcement Cases

12. CASE NUMBER: CE22012671 SR572731

OCCUPANCY: Tenant

NOTICE DATED: 10/19/2022

ZONING: RMC-20

CODE ENFORCEMENT OFFICER / STAFF : **Gay, Brehon**

OWNER: UPTOWN MC LLC LOCATION:

12202 N 15TH ST [APT 101] 33612

FOLIO NUMBER: 036272.0000

**COMPLIED
03.17.2023**

- ITEM R11.3.4: WATER HEATING FACILITIES
- ITEM R11.4.4: LIGHT IN COMMON HALLS AND STAIRWAYS
- ITEM R11.8.6: CEILINGS

13. CASE NUMBER: CE22012832 SR573626

OCCUPANCY: Tenant

NOTICE DATED: 10/24/2022

ZONING: PD

CODE ENFORCEMENT OFFICER / STAFF : **Gay, Brehon**

OWNER: UPTOWN MC LLC

LOCATION: 12202 N 15TH ST [APT 103] 33612

FOLIO NUMBER: 036272.0000

**COMPLIED
03.17.2023**

- ITEM R11.10.1: SMOKE DETECTORS
- ITEM R11.4.4: LIGHT IN COMMON HALLS AND STAIRWAYS
- ITEM R11.8.11: SANITARY CONDITIONS

SECTION VI.C - New Code Enforcement Cases

14. CASE NUMBER: CE22007026 SR542524
 OCCUPANCY: Owner NOTICE DATED: 06/08/2022
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : **Parker, Kevin**
OWNER: JOHNSON, DIANA K
LOCATION: 3506 OSPREY COVE DR, 33578
 FOLIO NUMBER: 047888.3918
ITEM PM12.1: ACCUMULATIONS

15. CASE NUMBER: CE23001914 SR593559
 OCCUPANCY: Tenant NOTICE DATED: 02/23/2023
 ZONING: IPD-2
 CODE ENFORCEMENT OFFICER / STAFF : **Parker, Kevin**
OWNER: PACIFICA BAYOU LLC
LOCATION: 10305 ZACKARY CIR - [10323 ZACKARY CIR APT 199] 33578
 FOLIO NUMBER: 074047.0000
ITEM PM12.3A: NUISANCE CONDITIONS
 • *MILDEW ODOR THROUGHOUT APARTMENT*
ITEM R11.3.4: WATER HEATING FACILITIES
ITEM R11.8.4: INTERIOR SURFACES
ITEM R11.8.5: INTERIOR FLOORS AND WALLS

SECTION VI.C - New Code Enforcement Cases

16. CASE NUMBER: CE22004762 SR532752
 OCCUPANCY: Owner NOTICE DATED: 04/19/2022
 ZONING: RSC-6
 CODE ENFORCEMENT OFFICER / STAFF : **Hernandez, Ramon**
OWNER: CAFFEE, BRIAN
LOCATION: 6327 FROST DR, 33625
 FOLIO NUMBER: 023830.4034
ITEM PM12.5: INOPERABLE VEHICLES
ITEM Z629: PORTABLE TEMP STORAGE UNITS

17. CASE NUMBER: CE22013685
 OCCUPANCY: Owner NOTICE DATED: 11/16/2022
 ZONING: RSC6
 CODE ENFORCEMENT OFFICER / STAFF : **Hernandez, Ramon**
OWNER: JIMENEZ , JOANDY
LOCATION: 8014 N CAMERON AVE, 33614
 FOLIO NUMBER: 026633.0400
ITEM PM12.5: INOPERABLE VEHICLES
ITEM Z610: COMMERCIAL VEHICLE

SECTION VI.C - New Code Enforcement Cases

18. CASE NUMBER: CE22014165
OCCUPANCY: Vacant NOTICE DATED: 11/30/2022
ZONING: RSC6
CODE ENFORCEMENT OFFICER / STAFF : **Hernandez, Ramon**

OWNER: SCHOONMAKER, LUCILLE F ESTATE OF
LOCATION: 2917 W CLIFTON ST, 33614
FOLIO NUMBER: 030852.0000

ITEM PM12.3A: NUISANCE CONDITIONS
• *TREE LIMB FALLEN ONTO ROOF*

ITEM R11.7.4: ROOFS AND/OR PARTS THEREOF

19. CASE NUMBER: CE22012648 SR572524
OCCUPANCY: Owner NOTICE DATED: 10/19/2022
ZONING: ASC-1
CODE ENFORCEMENT OFFICER / STAFF : **Jose, Percifa**

NOT SERVICE

OWNER: HOFSCHEIDER, GREGORY E
LOCATION: 16236 LAKE PALM DR, 33549
FOLIO NUMBER: 034124.0000

ITEM PM12.2: OVERGROWTH
ITEM PM12.5: INOPERABLE VEHICLES

SECTION VI.C - New Code Enforcement Cases

20. CASE NUMBER: CE22013745
 OCCUPANCY: Not Applicable NOTICE DATED: 11/16/2022
 ZONING: RSC 6
 CODE ENFORCEMENT OFFICER / STAFF : **Jose, Pereira**
VIOLATOR: WARREN, MINNS
LOCATION: 1 RIGHT OF WAY [at E 148TH AVE] 33549
 FOLIO NUMBER: N/A
ITEM PM12.5: INOPERABLE VEHICLES
ITEM Z607: RV/UTILITY TRAILER/PLEASURE CRAFT: ON RIGHT OF WAY

21. CASE NUMBER: CE22013910
 OCCUPANCY: Tenant NOTICE DATED: 11/22/2022
 ZONING: SPI-UC-3
 CODE ENFORCEMENT OFFICER / STAFF : **Jose, Pereira**
OWNER: PACIFICA HELLENIC LLC
LOCATION: 14417 HELLENIC DR, 33613
 FOLIO NUMBER: 034807.0000
ITEM PM12.1: ACCUMULATIONS

SECTION VI.C - New Code Enforcement Cases

22. CASE NUMBER: CE22013092 SR575509
 OCCUPANCY: Owner NOTICE DATED: 11/03/2022
 ZONING: RSC-9
 CODE ENFORCEMENT OFFICER / STAFF : **Reyes, Jose**
OWNER: JONES, SERRILL L
LOCATION: 6414 EDEN LN, 33634
 FOLIO NUMBER: 009077.3164
ITEM PM12.1: ACCUMULATIONS

23. CASE NUMBER: CE22013143 SR575789
 OCCUPANCY: Owner NOTICE DATED: 11/03/2022
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : **Reyes, Jose**
OWNER: CASTRO, YEIMY L CRISOTOMO
LOCATION: 4723 STONEPOINTE PL, 33634
 FOLIO NUMBER: 010192.5076
ITEM PM12.1: ACCUMULATIONS

24. CASE NUMBER: CE22013782 SR578730
 OCCUPANCY: Owner NOTICE DATED: 11/21/2022
 ZONING: RSC-6
 CODE ENFORCEMENT OFFICER / STAFF : **Reyes, Jose**
OWNER: SHIMP, COLIN GEORGE
LOCATION: 4903 SHETLAND AVE, 33615
 FOLIO NUMBER: 010614.0000
ITEM Z200: IMPROPER USE OF ZONE

SECTION VI.C - New Code Enforcement Cases

25. CASE NUMBER: CE22013854 SR579176
 OCCUPANCY: Tenant NOTICE DATED: 11/22/2022
 ZONING: RSC-9
 CODE ENFORCEMENT OFFICER / STAFF : **Reyes, Jose**
OWNER: MANNY, BRUCE E
LOCATION: 4530 FOUNTAINBLEAU RD, 33634
 FOLIO NUMBER: 009303.0000
ITEM PM12.1: ACCUMULATIONS
ITEM R11.5.1: GENERAL MECHANICAL-ELECTRICAL REQUIREMENTS
ITEM R11.8.4: INTERIOR SURFACES
ITEM R11.8.6: CEILINGS

26. CASE NUMBER: CE22014267
 OCCUPANCY: Vacant Lot NOTICE DATED: ~~12/02/2022~~
 ZONING: RSC-9
 CODE ENFORCEMENT OFFICER / STAFF : **Reyes, Jose** **COMPLIED**
OWNER: DELIS LLC **03.17.2023**
LOCATION: VACANT LOT BEHIND 6405 W HILLSBOROUGH AVE, 33634
 FOLIO NUMBER: 008149.0014
ITEM PM12.1: ACCUMULATIONS

SECTION VI.C - New Code Enforcement Cases

27. CASE NUMBER: CE22010371

OCCUPANCY: Tenant

NOTICE DATED: 08/23/2022

ZONING: PD

CODE ENFORCEMENT OFFICER / STAFF : Gonzalez, Cynthia

COMPLIED
03.17.2023

OWNER: WEST SHORE OASIS LLC

LOCATION: 8678 KEY ROYALE LN, 33614 {Unit 104}

FOLIO NUMBER: 024720.0638

ITEM R11.1: GENERAL STANDARDS FOR DWELLINGS

28. CASE NUMBER: CE22010430

OCCUPANCY: Tenant

NOTICE DATED: 08/22/2022

ZONING: PD

CODE ENFORCEMENT OFFICER / STAFF : Gonzalez, Cynthia

COMPLIED
03.17.2023

OWNER: WEST SHORE OASIS LLC

LOCATION: 8678 KEY ROYALE LN, 33614 {Unit 202}

FOLIO NUMBER: 024720.0644

ITEM R11.1: GENERAL STANDARDS FOR DWELLINGS

29. CASE NUMBER: CE22010432

OCCUPANCY: Vacant

NOTICE DATED: 08/22/2022

ZONING: PD

CODE ENFORCEMENT OFFICER / STAFF : Gonzalez, Cynthia

COMPLIED
03.17.2023

OWNER: WEST SHORE OASIS LLC

LOCATION: 8678 KEY ROYALE LN, 33614 {Unit 204}

FOLIO NUMBER: 024720.0646

ITEM R11.1: GENERAL STANDARDS FOR DWELLINGS

SECTION VI.C - New Code Enforcement Cases

30. CASE NUMBER: CE22010436
 OCCUPANCY: Tenant NOTICE DATED: 08/23/2022
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : Gonzalez, Cynthia
 OWNER: WEST SHORE OASIS LLC
 LOCATION: 8678 KEY ROYALE LN, 33614 { Unit 302} **PULLED PER STAFF**
 FOLIO NUMBER: 024720.0652
 ITEM R11.1: GENERAL STANDARDS FOR DWELLINGS

31. CASE NUMBER: CE22010442
 OCCUPANCY: Tenant NOTICE DATED: 08/22/2022
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : Gonzalez, Cynthia **PULLED PER STAFF**
 OWNER: WEST SHORE OASIS LLC
 LOCATION: 8678 KEY ROYALE LN, 33614
 FOLIO NUMBER: 024720.0654
 ITEM R11.1: GENERAL STANDARDS FOR DWELLINGS

32. CASE NUMBER: CE22010478
 OCCUPANCY: Owner NOTICE DATED: 08/22/2022
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : Gonzalez, Cynthia
 OWNER: WEST SHORE OASIS LLC
 LOCATION: 8678 KEY ROYALE LN, 33614 **PULLED PER STAFF**
 FOLIO NUMBER: 024720.2252
 ITEM R11.1: GENERAL STANDARDS FOR DWELLINGS

SECTION VI.C - New Code Enforcement Cases

33. CASE NUMBER: CE22012745 SR573099
 OCCUPANCY: Tenant NOTICE DATED: 10/20/2022
 ZONING: RSC-6
 CODE ENFORCEMENT OFFICER / STAFF : **Gonzalez, Cynthia**
OWNER: WEST FLORIDA HOLDINGS LLC
LOCATION: 8602 N HABANA AVE, 33614
 FOLIO NUMBER: 024284.0100
ITEM PM12.2: OVERGROWTH

34. CASE NUMBER: CE23002630 SR596354
 OCCUPANCY: Tenant NOTICE DATED: 03/06/2023
 ZONING: IPD-2
 CODE ENFORCEMENT OFFICER/STAFF: Parker, Kevin
OWNER: PACIFICA BAYOU LLC
LOCATION: 10322 ZACKARY CIR {APT 185}
 FOLIO NUMBER: 074047.0000

ITEM R11.5.1E: MICROWAVE OVEN DEFECTIVE/INOPERATIVE
ITEM R11.3.7: COOKING EQUIPMENT
ITEM R11.8.2: INFESTATION OF INTERIOR SPACE
ITEM R11.8.4: INTERIOR SURFACES

SECTION VII.D - Contests

35. CASE NUMBER: CE22005627
OCCUPANCY: Vacant Lot NOTICE DATED: 06/30/2022
ZONING: ASC-1
CODE ENFORCEMENT OFFICER / STAFF : **Favors, Steve**
OWNER: RONDON, RAFAEL AUGUSTO; RONDON, JESSICA
LOCATION: 18430 WAYNE RD, 33556
FOLIO NUMBER: 000581.0000
ITEM Z205: ACCESSORY USE W/O PRIMARY USE
