



Hillsborough
County Florida

CODE ENFORCEMENT BOARD AGENDA

Anthony Bordonaro, Chair
Brian Lorentzen, Vice Chair

07/30/2021
9:00 a.m

Robert Saunders Library, 1505 N Nebraska Ave, Tampa FL

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): 12-11-2020 CESM CODE (VERSZYLA), 05-28-2021 CEB
- V. Administration of Oath to Defendants/Witnesses and 06-25-2021 CEB
- 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: CE20017866 SR422948
 OCCUPANCY: Tenant NOTICE DATED: 12/04/2020
 ZONING: CG
 CODE ENFORCEMENT OFFICER / STAFF : **Michael Hernando**
OWNER: 5317 N FALKENBURG LLC
LOCATION: 5317 N FALKENBURG RD, 33610
 FOLIO NUMBER: 065104.0000
ITEM Z636: SPECIAL / CONDITIONAL USE WITHOUT APPROVAL

2. CASE NUMBER: CE20006839
 OCCUPANCY: Owner NOTICE DATED: 05/09/2020
 ZONING: RSC-9
 CODE ENFORCEMENT OFFICER / STAFF : **Paul Rowen**
OWNER: ESTATE OF ROBERT PHILLIPS
LOCATION: 3673 SUGARCREEK DR, 33619
 FOLIO NUMBER: 043173.7168
ITEM R11.1: GENERAL STANDARDS FOR DWELLINGS

3. CASE NUMBER: CE20007220
 OCCUPANCY: Owner NOTICE DATED: 05/15/2020
 ZONING: AS-1
 CODE ENFORCEMENT OFFICER / STAFF : **Dennis Sweeney**
OWNER: MULLIS, KAREN C
LOCATION: 2019 WIGGINS RD, 33566
 FOLIO NUMBER: 090979.0200
ITEM Z203: OUTSIDE/OPEN STORAGE

SECTION VI.A - Continued Cases

4. CASE NUMBER: CE20007682
 OCCUPANCY: Vacant Lot NOTICE DATED: 05/22/2020
 ZONING: CG
 CODE ENFORCEMENT OFFICER / STAFF : **Paul Rowen**
OWNER: FIRST CALVARY FAMILY LIFE MINISTRY INC
LOCATION: 5604 MARTIN LUTHER KING BLVD, 336
 FOLIO NUMBER: 041773.0000
ITEM Z200: IMPROPER USE OF ZONE
ITEM Z610: COMMERCIAL VEHICLE



5. CASE NUMBER: CE20017477 SR420691
 OCCUPANCY: Vacant Lot NOTICE DATED: 11/24/2020
 ZONING: ASC-1
 CODE ENFORCEMENT OFFICER / STAFF : **Steven Favors**
OWNER: RIOS, EDIBERTO L
LOCATION: , 33558
 FOLIO NUMBER: 014673.0100
ITEM Z200: IMPROPER USE OF ZONE



SECTION VI.B - New Code Enforcement Cases

6. CASE NUMBER: CE21001696
 OCCUPANCY: Vacant NOTICE DATED: 02/09/2021
 ZONING: AS-1
 CODE ENFORCEMENT OFFICER / STAFF : **Larry Hoffman**
VIOLATOR: WELLS FARGO BANK NA
LOCATION: 10002 JEFFERSON RD, 33592
 FOLIO NUMBER: 061311.0000
FAILURE TO MAINTAIN FORECLOSED PROPERTY

7. CASE NUMBER: CE20002986 SR347613
 OCCUPANCY: Tenant NOTICE DATED: 03/02/2020
 ZONING: RSC-6
 CODE ENFORCEMENT OFFICER / STAFF : **Leon Saddler**
OWNER: LOPEZ, ALAIN MARTIN
LOCATION: 1007 TURNER DR, 33619
 FOLIO NUMBER: 044346.0000
ITEM PM12.1: ACCUMULATIONS
ITEM R11.10.1: SMOKE DETECTORS
ITEM R11.5.4: ELECTRICAL SERVICE
ITEM R11.6.1B: PLUMBING FIXTURE DEFECTIVE
ITEM R11.6.1C: PLUMBING LEAKS AND/OR DEFECTS
ITEM R11.8.2: INFESTATION OF INTERIOR SPACE
ITEM R11.9.2: MEANS OF ESCAPE
ITEM Z203: OUTSIDE/OPEN STORAGE

SECTION VI.B - New Code Enforcement Cases

8. CASE NUMBER: CE21005832 SR461241
OCCUPANCY: Tenant NOTICE DATED: 05/03/2021
ZONING: PD
CODE ENFORCEMENT OFFICER / STAFF : **Brian Lantz**

OWNER: TV MHC LLC
LOCATION: 13618 N FLORIDA AVE, 33613
FOLIO NUMBER: 018173.0050

PULLED PER STAFF
07/21/2021

- ITEM PM12.1: ACCUMULATIONS
- ITEM PM12.3A: NUISANCE CONDITIONS
- ITEM PM12.3B: NUISANCE CONDITIONS: UNSECURED STRUCTURE
- ITEM R11.7.2: EXTERIOR WALLS
- ITEM R11.8.2: INFESTATION OF INTERIOR SPACE

9. CASE NUMBER: CE21004574 SR447111
OCCUPANCY: Tenant NOTICE DATED: 04/06/2021
ZONING: RSC-6
CODE ENFORCEMENT OFFICER / STAFF : **Erik Tine**

OWNER: APOLLO CASHFLOW LLC
LOCATION: 6518 SOLITAIRE PALM WAY, 33572
FOLIO NUMBER: 051900.0096

- ITEM Z200: IMPROPER USE OF ZONE

SECTION VI.B - New Code Enforcement Cases

10. CASE NUMBER: CE19019939 335576
 OCCUPANCY: Tenant NOTICE DATED: 12/17/2019
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : **Carmine Pisano**
OWNER: BAY GARDENS RETIREMENT VILLAGE L C
LOCATION: 1415 E 124TH AVE, 33612
 FOLIO NUMBER: 036249.0000
ITEM R11.7.4: ROOFS AND/OR PARTS THEREOF
ITEM R11.8.6: CEILINGS

11. CASE NUMBER: CE21000617
 OCCUPANCY: Not Applicable NOTICE DATED: 01/19/2021
 ZONING: RSC-6
 CODE ENFORCEMENT OFFICER / STAFF : **Raquel Andujar**
OWNER: NAVY FEDERAL CREDIT UNION
LOCATION: 15109 CRAGGY CLIFF ST, 33625
 FOLIO NUMBER: 002914.2538
ITEM R11.7.9: WINDOWS AND EXTERIOR DOORS

12. CASE NUMBER: CE21004846
 OCCUPANCY: Vacant NOTICE DATED: 04/08/2021
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : **Raquel Andujar**
VIOLATOR: NATIONSTAR MORTGAGE LLC
LOCATION: 16003 DAWNVIEW DR, 33624
 FOLIO NUMBER: 016355.6804
FAILURE TO MAINTAIN FORECLOSED PROPERTY

SECTION VI.B - New Code Enforcement Cases

13. CASE NUMBER: CE21005306
 OCCUPANCY: Owner NOTICE DATED: 04/19/2021
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : **Raquel Andujar**
VIOLATOR: TOORAK CAPITAL PARTNERS LLC
LOCATION: 16501 MILLAN DE AVILA, 33613
 FOLIO NUMBER: 015893.3540
FORECLOSED PROPERTY REGISTRATION
FORECLOSED PROPERTY AGENT

14. CASE NUMBER: CE20012329 SR391595
 OCCUPANCY: Tenant NOTICE DATED: 08/17/2020
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : **Jim Karr**
OWNER: BERGSTEN, AUDREY L. ESTATE OF
LOCATION: 404 REGAL PARK DR, 33594
 FOLIO NUMBER: 070144.0772
ITEM PM12.1: ACCUMULATIONS
ITEM R11.3.3: POTABLE WATER
ITEM R11.3.5: ELECTRICAL FACILITIES
ITEM R11.5.4: ELECTRICAL SERVICE
ITEM R11.7.2: EXTERIOR WALLS
ITEM R11.7.4: ROOFS AND/OR PARTS THEREOF
ITEM R11.7.5: DECORATIVE FEATURES

SECTION VI.B - New Code Enforcement Cases

15. CASE NUMBER: CE21003039
 OCCUPANCY: Owner NOTICE DATED: 03/09/2021
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : **Jim Karr**
VIOLATOR: RESIDENTIAL CREDIT OPPORTUNITIES TRUST VD
LOCATION: 10223 LAKESIDE VISTA DR, 33569
 FOLIO NUMBER: 077058.5176
FORECLOSED PROPERTY REGISTRATION

16. CASE NUMBER: CE21003977
 OCCUPANCY: Tenant NOTICE DATED: 03/25/2021
 ZONING: RSC-9
 CODE ENFORCEMENT OFFICER / STAFF : **Jim Karr**
OWNER: INNOVA INVESTMENT GROUP LLC, IZARO ETXEA LLC
LOCATION: 1335 WINDSOR WAY, 33619
 FOLIO NUMBER: 045029.0000
FORECLOSED PROPERTY REGISTRATION
FORECLOSED PROPERTY AGENT

SECTION VI.B - New Code Enforcement Cases

17. CASE NUMBER: CE21007128
 OCCUPANCY: Tenant NOTICE DATED: 05/12/2021
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : **Jim Karr**
VIOLATOR: NATIONSTAR MORTGAGE LLC
LOCATION: 404 REGAL PARK DR, 33594
 FOLIO NUMBER: 070144.0772
FAILURE TO MAINTAIN FORECLOSED PROPERTY



18. CASE NUMBER: CE21002949
 OCCUPANCY: Owner NOTICE DATED: 03/05/2021
 ZONING: RSC-9
 CODE ENFORCEMENT OFFICER / STAFF : **John Carrion**
OWNER: ROMERO, ENRIQUE D
LOCATION: 3812 SPENCE AVE, 33614
 FOLIO NUMBER: 026908.0000
ITEM Z615: ACCESSORY STRUCTURE: SETBACK
ITEM Z644: ACCESSORY STRUCTURE: REAR YARD COVERAGE (>20%)



SECTION VI.B - New Code Enforcement Cases

19. CASE NUMBER: CE21003795
 OCCUPANCY: Owner NOTICE DATED: 03/22/2021
 ZONING: RSC-6
 CODE ENFORCEMENT OFFICER / STAFF : **John Carrion**
OWNER: LAPICA, MARIA ELENA
LOCATION: 2516 W JEAN ST, 33614
 FOLIO NUMBER: 031358.0000
ITEM Z610: COMMERCIAL VEHICLE

20. CASE NUMBER: CE21004104 SR452112
 OCCUPANCY: Tenant NOTICE DATED: 03/29/2021
 ZONING: RSC-9
 CODE ENFORCEMENT OFFICER / STAFF : **John Carrion**
OWNER: MARQUEZ, LILLIANA
LOCATION: 7812 N CHURCH AVE, 33614
 FOLIO NUMBER: 026684.0000
ITEM Z200: IMPROPER USE OF ZONE
ITEM Z615: ACCESSORY STRUCTURE: SETBACK
ITEM Z638: STRUCTURE USED AS DWELLING, NOT MEETING STANDARDS OF A DWELLING
ITEM Z644: ACCESSORY STRUCTURE: REAR YARD COVERAGE (>20%)

SECTION VI.B - New Code Enforcement Cases

21. CASE NUMBER: CE21004740 SR455629
 OCCUPANCY: Owner NOTICE DATED: 04/13/2021
 ZONING: RSC-9
 CODE ENFORCEMENT OFFICER / STAFF : **John Carrion**
OWNER: LORENZO, ALEIDA
LOCATION: 7507 N COOLIDGE AVE, 33614
 FOLIO NUMBER: 026466.0200
ITEM Z608: RECREATIONAL VEHICLE/UTILITY TRAILER: SETBACK

22. CASE NUMBER: CE21004937 SR456904
 OCCUPANCY: Tenant NOTICE DATED: 04/16/2021
 ZONING: RSC-6
 CODE ENFORCEMENT OFFICER / STAFF : **John Carrion**
OWNER: HPA II BORROWER 2020-1 GA LLC
LOCATION: 6708 RALSTON BEACH CIR, 33614
 FOLIO NUMBER: 031244.0000
ITEM R11.8.5: INTERIOR FLOORS AND WALLS
ITEM Z601: PRIMARY STRUCTURE SETBACK

SECTION VI.B - New Code Enforcement Cases

23. CASE NUMBER: CE20012907 SR394779
OCCUPANCY: Tenant NOTICE DATED: 08/24/2020
ZONING: RSC-6
CODE ENFORCEMENT OFFICER / STAFF : **Jason Zalva**
OWNER: TWMAN PROPERTIES LLC
LOCATION: 6202 GIBSONTON DR, 33534
FOLIO NUMBER: 049763.0000
ITEM R11.10.1: SMOKE DETECTORS
ITEM R11.5.1B: INTERIOR LIGHT FIXTURE DEFECTIVE/INOPERATIVE
ITEM R11.5.2: RECEPTACLES
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 R11.7.2: EXTERIOR WALLS
ITEM R11.7.9: WINDOWS AND EXTERIOR DOORS
ITEM R11.8.2: INFESTATION OF INTERIOR SPACE
ITEM R11.8.5: INTERIOR FLOORS AND WALLS

24. CASE NUMBER: CE20013143
OCCUPANCY: Tenant NOTICE DATED: 08/27/2020
ZONING: RSC-6
CODE ENFORCEMENT OFFICER / STAFF : **Jason Zalva**
OWNER: REYES, CHRISITINA
LOCATION: 10914 COUNTRY HAVEN DR, 33534
FOLIO NUMBER: 050332.9514
ITEM PM12.1: ACCUMULATIONS
ITEM PM12.2: OVERGROWTH

SECTION VI.B - New Code Enforcement Cases

25. CASE NUMBER: CE20013148 SR395695
 OCCUPANCY: Tenant NOTICE DATED: 08/27/2020
 ZONING: RSC-6
 CODE ENFORCEMENT OFFICER / STAFF : **Jason Zalva**
OWNER: DRY CREEK PROPERTIES LLC
LOCATION: 10115 RAY ST, 33534
 FOLIO NUMBER: 050257.0000
ITEM R11.10.1: SMOKE DETECTORS
ITEM R11.5.1B: INTERIOR LIGHT FIXTURE DEFECTIVE/INOPERATIVE
ITEM R11.5.1D: AIR CONDITIONER DEFECTIVE/INOPERATIVE
ITEM R11.5.3: GFCI PROTECTION
ITEM R11.5.5: ELECTRICAL WIRING
ITEM R11.7.2: EXTERIOR WALLS
ITEM R11.7.4: ROOFS AND/OR PARTS THEREOF
ITEM R11.7.7: STAIRS, PORCHES, AND APPURTENANCES
ITEM R11.8.5: INTERIOR FLOORS AND WALLS
ITEM R11.8.6: CEILINGS



26. CASE NUMBER: CE21001291 SR437635
 OCCUPANCY: Owner NOTICE DATED: 02/01/2021
 ZONING: RSC-6
 CODE ENFORCEMENT OFFICER / STAFF : **Jason Zalva**
OWNER: COLLINS, PEGGY LYNN LIFE ESTATE; HERBERT, JUDY
LOCATION: 8506 MAGNOLIA ST, 33534
 FOLIO NUMBER: 050175.0000
ITEM PM12.1: ACCUMULATIONS
ITEM PM12.5: INOPERABLE VEHICLES



SECTION VI.B - New Code Enforcement Cases

27. CASE NUMBER: CE21002183 SR442242
 OCCUPANCY: Tenant NOTICE DATED: 02/19/2021
 ZONING: RSC-2
 CODE ENFORCEMENT OFFICER / STAFF : Jason Zalva
OWNER: CELESTE OF WEST FLORIDA LLC
LOCATION: 6201 OHIO ST, 33534 [12148 S US HIGHWAY 41 Lot 1]
 FOLIO NUMBER: 050738.0000
ITEM Z609: RECREATIONAL VEHICLES
ITEM Z634: RECREATIONAL/UTILITY VEHICLES: EXCEEDS ALLOWABLE NUMBER



28. CASE NUMBER: CE21003142 SR447796
 OCCUPANCY: Tenant NOTICE DATED: 03/11/2021
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : Jason Zalva
OWNER: BULL FROG CREEK MHP LLC
LOCATION: 11211 EAST BAY RD, 33534 [LOT 39]
 FOLIO NUMBER: 077174.5550
ITEM R11.6.1B: PLUMBING FIXTURE DEFECTIVE
ITEM R11.6.1C: PLUMBING LEAKS AND/OR DEFECTS
ITEM R11.7.9: WINDOWS AND EXTERIOR DOORS



SECTION VI.B - New Code Enforcement Cases

29. CASE NUMBER: CE21006656 SR464938
OCCUPANCY: Owner NOTICE DATED: 05/13/2021
ZONING: AR
CODE ENFORCEMENT OFFICER / STAFF : **Jason Zalva**
OWNER: RABAH, ASHRAF A
LOCATION: 4532 LITHIA SPRINGS RD, 33547
FOLIO NUMBER: 087679.0000
ITEM PM12.1: ACCUMULATIONS
ITEM PM12.5: INOPERABLE VEHICLES
ITEM Z203: OUTSIDE/OPEN STORAGE
ITEM Z633: FENCE ZONING VIOLATION
