



Hillsborough
County Florida

CODE ENFORCEMENT BOARD AGENDA

Anthony Bordonaro, Chair
Brian Lorentzen, Vice Chair

09/24/2021
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): July 30, 2021 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: 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

2. 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%)

COMPLIED
09/15/2021

SECTION VI.A - Continued Cases

3. CASE NUMBER: CE19018524
OCCUPANCY: Owner NOTICE DATED: 11/14/2019
ZONING: AR
CODE ENFORCEMENT OFFICER / STAFF : **Steven Favors**
OWNER: MORPHY, DEANNA; LANCASTER, GERALD
LOCATION: 16601 BOY SCOUT RD, 33556
FOLIO NUMBER: 002560.0000
ITEM Z501: SITE DEVELOPMENT REVIEW\PLAN REQUIRED

SECTION VI.B - New Code Enforcement Cases

4. CASE NUMBER: CE21011206
 OCCUPANCY: Tenant NOTICE DATED: 08/10/2021
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : **Armando Guitierrez**
OWNER: GREAT BAY HOLDINGS LLC
LOCATION: 7128 FAIRVIEW PARK DR, 33619
 FOLIO NUMBER: 042145.2572
 ITEM NR10.5.3: ELECTRICAL WIRING
 ITEM R11.10.1: SMOKE DETECTORS
 ITEM R11.4.1: LIGHT IN HABITABLE ROOMS
 ITEM R11.5.11: COOKING EQUIPMENT (INSTALLATIONS)
 ITEM R11.5.1E: MICROWAVE OVEN DEFECTIVE/INOPERATIVE
 ITEM R11.5.3: GFCI PROTECTION
 ITEM R11.6.1: GENERAL PLUMBING REQUIREMENTS
 ITEM R11.7.5: DECORATIVE FEATURES
 ITEM R11.8.5: INTERIOR FLOORS AND WALLS
 ITEM R11.8.9: DOORS

5. CASE NUMBER: CE21003865 SR451139
 OCCUPANCY: Tenant NOTICE DATED: 08/24/2021
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : **Charles Harwell**
OWNER: STEWART, RICHARD ESTATE OF
LOCATION: 1429 EMERALD HILL WAY, 33594
 FOLIO NUMBER: 085442.0244
COMPLIED
09/16/2021
 ITEM PM12.2: OVERGROWTH
 ITEM PM12.5: INOPERABLE VEHICLES

SECTION VI.B - New Code Enforcement Cases

6. CASE NUMBER: CE20018810
 OCCUPANCY: Vacant NOTICE DATED: 12/30/2020
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : Edward Spriggs
OWNER: M SUITES HOTEL LLC
LOCATION: 13809 W HILLSBOROUGH AVE, 33635
 FOLIO NUMBER: 004079.0000
ITEM PM12.3: VAGRANTS/TRANSIENTS

7. CASE NUMBER: CE21009365
 OCCUPANCY: Vacant Lot NOTICE DATED: 06/30/2021
 ZONING: ASC 1
 CODE ENFORCEMENT OFFICER / STAFF : Laura George
**OWNER: CASEBOLT, VICTOR S II; CASEBOLT, MARK A;
 CASEBOLT, BRYAN J; CASEBOLT, ELIZABETH**
VIOLATOR: CANALS JASON, CANALS, MELISSA
COUNTY LINE PRODUCE & FARM

LOCATION: 109 WILLOW BEND PKWY, 33549
 FOLIO NUMBER: 012323.0000
ITEM Z200: IMPROPER USE OF ZONE
ITEM Z618: IMPROPER USE: VENDOR [COMPLIED 07/21/2021]
ITEM Z636: SPECIAL / CONDITIONAL USE WITHOUT APPROVAL [COMPLIED 07/21/2021]

SECTION VI.B - New Code Enforcement Cases

8. CASE NUMBER: CE20011130 SR385453
OCCUPANCY: Tenant NOTICE DATED: 07/27/2020
ZONING: RSC-6
CODE ENFORCEMENT OFFICER / STAFF : **Leon Saddler**
OWNER: ALVAREZ-ROMERO, NOEMI
LOCATION: 1711 WAIKIKI WAY, 33619
FOLIO NUMBER: 045172.0000
ITEM PM12.1: ACCUMULATIONS
ITEM PM12.2: OVERGROWTH
ITEM Z638: STRUCTURE USED AS DWELLING, NOT MEETING STANDARDS OF A DWELLING

9. CASE NUMBER: CE21003227
OCCUPANCY: Owner NOTICE DATED: 03/11/2021
ZONING: AS-1
CODE ENFORCEMENT OFFICER / STAFF : **Paul Rowen**
OWNER: WALLER, MARTI LOUISE; WALLER, JARED STEPHEN
LOCATION: 3111 MURRAY FARMS LOOP, 33566
FOLIO NUMBER: 091518.0000
ITEM PM12.5: INOPERABLE VEHICLES
ITEM Z200: IMPROPER USE OF ZONE
ITEM Z203: OUTSIDE/OPEN STORAGE
ITEM Z610: COMMERCIAL VEHICLE

SECTION VI.B - New Code Enforcement Cases

10. CASE NUMBER: CE21000254 SR431518
 OCCUPANCY: Vacant NOTICE DATED: 01/07/2021
 ZONING: RSC-4
 CODE ENFORCEMENT OFFICER / STAFF : **Richard Garcia**
OWNER: PUIG, MARTHA LEE
LOCATION: 17010 MELBA LN, 33549
 FOLIO NUMBER: 015460.6038
ITEM NR10.7.4: ROOFS
ITEM PM12.1: ACCUMULATIONS

11. CASE NUMBER: CE20012140 SR391020
 OCCUPANCY: Owner NOTICE DATED: 08/12/2020
 ZONING: AS-1
 CODE ENFORCEMENT OFFICER / STAFF : **Donald K. Bowling**
OWNER: EDWARDS, JOHN THOMAS II
LOCATION: 2910 WILLIAMS BLVD, 33596
 FOLIO NUMBER: 087977.0000
ITEM PM12.2: OVERGROWTH

SECTION VI.B - New Code Enforcement Cases

12. CASE NUMBER: CE20012500 SR392901
 OCCUPANCY: Owner NOTICE DATED: 08/19/2020
 ZONING: RSC-4
 CODE ENFORCEMENT OFFICER / STAFF : **Donald K. Bowling**
OWNER: CORMIER, JEFFREY J
LOCATION: 1511 HIGHCREST CIR, 33596
 FOLIO NUMBER: 073040.0112
ITEM PM12.2: OVERGROWTH
ITEM PM12.5: INOPERABLE VEHICLES

13. CASE NUMBER: CE21001265 SR437440
 OCCUPANCY: Vacant Lot NOTICE DATED: 02/02/2021
 ZONING: ASC-1
 CODE ENFORCEMENT OFFICER / STAFF : **Jason Zalva**
OWNER: COUNTRY LAKE VENTURES LLC
LOCATION: 9317 GIBSONTON DR, 33534
 FOLIO NUMBER: 076335.0000
ITEM PM12.1: ACCUMULATIONS

14. CASE NUMBER: CE21004163
 OCCUPANCY: Owner NOTICE DATED: 03/29/2021
 ZONING: AR
 CODE ENFORCEMENT OFFICER / STAFF : **Jason Zalva**
OWNER: HERNANDEZ, LAURA; HERNANDEZ, CRESENCIO A
LOCATION: 2340 WEST LAKE DR, 33598
 FOLIO NUMBER: 079525.0030
ITEM Z200: IMPROPER USE OF ZONE

SECTION VI.B - New Code Enforcement Cases

15. CASE NUMBER: CE20018426 SR427053
 OCCUPANCY: Vacant Lot NOTICE DATED: 12/22/2020
 ZONING: RSC-6
 CODE ENFORCEMENT OFFICER / STAFF : **Jose Pereira**
OWNER: REDULLA, MICHELANGELO OBREGON
LOCATION: 14919 LAURIE LN, 33613
 FOLIO NUMBER: 017394.0005
ITEM PM12.3: VAGRANTS/TRANSIENTS

16. CASE NUMBER: CE20018724 SR428543
 OCCUPANCY: Tenant NOTICE DATED: 12/28/2020
 ZONING: RDC-6
 CODE ENFORCEMENT OFFICER / STAFF : **Jose Pereira**
OWNER: JSL PROPERTIES LLC
LOCATION: 1908 E 149TH AVE, 33549
 FOLIO NUMBER: 034625.0100
ITEM Z609: RECREATIONAL VEHICLES

COMPLIED
09/15/2021

SECTION VI.B - New Code Enforcement Cases

17. CASE NUMBER: CE21003395 SR449125
 OCCUPANCY: Tenant NOTICE DATED: 03/16/2021
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : **Raquel Andujar**
OWNER: FLORES, FERNANDO M; FLORES, ELENA
LOCATION: 4149 ROLLING SPRINGS DR, 33624
 FOLIO NUMBER: 016355.1044
 ITEM NR10.7.4: ROOFS
 ITEM PM12.1: ACCUMULATIONS
 ITEM PM12.2: OVERGROWTH
 ITEM PM12.3A: NUISANCE CONDITIONS
 ITEM PM12.4: FENCES
 ITEM S13.2.1: POOL BARRIER / REQUIRED
 ITEM S13.2.1.11: POOL BARRIER / ACCESS GATES
 ITEM S13.5: POOL SANITATION

18. CASE NUMBER: CE21006374 SR463634
 OCCUPANCY: Vacant NOTICE DATED: 05/12/2021
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : **Raquel Andujar**
VIOLATOR: NATIONSTAR/MR COOPER
LOCATION: 4306 WOODLARK DR, 33624
 FOLIO NUMBER: 016355.5364
FAILURE TO MAINTAIN FORECLOSED PROPERTY

COMPLIED
09/13/2021

SECTION VI.B - New Code Enforcement Cases

19. CASE NUMBER: CE20009570
 OCCUPANCY: Vacant NOTICE DATED: 06/25/2020
 ZONING: RSB
 CODE ENFORCEMENT OFFICER / STAFF : **Christopher Bishop**
OWNER: NUNDY 21 LLC
LOCATION: 10453 SWEETBRIAR LN, 33534
 FOLIO NUMBER: 050375.0000
ITEM PM12.3B: NUISANCE CONDITIONS: UNSECURED STRUCTURE
ITEM R11.1: GENERAL STANDARDS FOR DWELLINGS



20. CASE NUMBER: CE20009645
 OCCUPANCY: Vacant Lot NOTICE DATED: 06/24/2020
 ZONING: RSC-6
 CODE ENFORCEMENT OFFICER / STAFF : **Christopher Bishop**
OWNER: ROBERT A COMBES II ROTH IRA
LOCATION: GIBSONTON [ALAFIA CIRCLE & RIVER DRIVE], 33534
 FOLIO NUMBER: 050071.0000
ITEM Z205: ACCESSORY USE W/O PRIMARY USE



SECTION VI.B - New Code Enforcement Cases

21. CASE NUMBER: CE21004860 SR456334
 OCCUPANCY: Tenant NOTICE DATED: 04/13/2021
 ZONING: RSC-6
 CODE ENFORCEMENT OFFICER / STAFF : **Christopher Bishop**
OWNER: PIERCE, ROBERT BRUCE JR
LOCATION: 10918 COUNTRY HAVEN DR, 33534
 FOLIO NUMBER: 050332.9518
ITEM PM12.1: ACCUMULATIONS
ITEM PM12.4: FENCES

22. CASE NUMBER: CE20002620
 OCCUPANCY: Vacant NOTICE DATED: 02/21/2020
 ZONING: RMC-6
 CODE ENFORCEMENT OFFICER / STAFF : **Hipolito Padilla**
OWNER: A-INVESTMENTS DEVELOPMENT CORP
LOCATION: 11440 JEFFERSON RD, 33592
 FOLIO NUMBER: 061156.0000
ITEM PM12.1: ACCUMULATIONS
ITEM PM12.2: OVERGROWTH
ITEM PM12.3B: NUISANCE CONDITIONS: UNSECURED STRUCTURE
ITEM PM12.4: FENCES
ITEM PM12.5: INOPERABLE VEHICLES
ITEM R11.5.5: ELECTRICAL WIRING
ITEM R11.7.2: EXTERIOR WALLS
ITEM R11.7.4: ROOFS AND/OR PARTS THEREOF
ITEM R11.7.5: DECORATIVE FEATURES
ITEM R11.7.9: WINDOWS AND EXTERIOR DOORS
ITEM R11.8.9: DOORS

SECTION VI.B - New Code Enforcement Cases

23. CASE NUMBER: CE20018055
 OCCUPANCY: Owner NOTICE DATED: 12/09/2020
 ZONING: RSC-4
 CODE ENFORCEMENT OFFICER / STAFF : **Hipolito Padilla**
OWNER: MCCARTNEY, NALDER N
LOCATION: 13009 MORRIS BRIDGE RD, 33594
 FOLIO NUMBER: 059951.5000
ITEM PM12.5: INOPERABLE VEHICLES

24. CASE NUMBER: CE20018082
 OCCUPANCY: Vacant NOTICE DATED: 12/07/2020
 ZONING: CG
 CODE ENFORCEMENT OFFICER / STAFF : **Hipolito Padilla**
OWNER: 9602 EF LLC
LOCATION: 9602 E FOWLER AVE, 33594
 FOLIO NUMBER: 060172.0000
ITEM PM12.1: ACCUMULATIONS
ITEM PM12.5: INOPERABLE VEHICLES
ITEM R11.7.10: SCREENS
ITEM R11.7.4: ROOFS AND/OR PARTS THEREOF

SECTION VI.B - New Code Enforcement Cases

25. CASE NUMBER: CE20008931
OCCUPANCY: Tenant NOTICE DATED: 06/13/2020
ZONING: RSC-9
CODE ENFORCEMENT OFFICER / STAFF : **Joshua Steen**
OWNER: LEUREBOURG-NELSONNE, ESTHER
LOCATION: 4910 E HANNA AVE, 33610
FOLIO NUMBER: 039787.0000
ITEM PM12.1: ACCUMULATIONS
ITEM PM12.4: FENCES
ITEM Z203: OUTSIDE/OPEN STORAGE
ITEM Z634: RECREATIONAL/UTILITY VEHICLES: EXCEEDS ALLOWABLE NUMBER

26. CASE NUMBER: CE20018003 **REPEAT VIOLATOR, PRIOR BOARD ORDER DATED: 12/26/2019**
CE19015068
OCCUPANCY: Owner
ZONING: AS-1 NOTICE DATED: 12/09/2020
CODE ENFORCEMENT OFFICER / STAFF : **Joshua Steen**
OWNER: DINO, MARK A; MCKELVY, VICTORIA
LOCATION: 6110 BLACK DAIRY RD, 33584
FOLIO NUMBER: 062979.0100
ITEM PM12.1: ACCUMULATIONS **(REPEAT VIOLATOR)**
ITEM Z203: OUTSIDE/OPEN STORAGE

SECTION VI.B - New Code Enforcement Cases

27. CASE NUMBER: CE20018167 SR425424
 OCCUPANCY: Owner NOTICE DATED: 12/14/2020
 ZONING: AR
 CODE ENFORCEMENT OFFICER / STAFF : **Joshua Steen**
OWNER: DODD, THERESA A
LOCATION: 5444 COUNTY ROAD 579, 33584
 FOLIO NUMBER: 063022.0000
ITEM PM12.1: ACCUMULATIONS

28. CASE NUMBER: CE20004795
 OCCUPANCY: Tenant NOTICE DATED: 04/07/2020
 ZONING: RSC-9
 CODE ENFORCEMENT OFFICER / STAFF : **Guy Carter**
OWNER: WALTERS, TOMMIE B
LOCATION: 9818 NEW YORK ST, 33534
 FOLIO NUMBER: 049665.0000
ITEM Z203: OUTSIDE/OPEN STORAGE
ITEM Z610: COMMERCIAL VEHICLE

SECTION VI.B - New Code Enforcement Cases

29. CASE NUMBER: CE20012486 SR392602
 OCCUPANCY: Owner NOTICE DATED: 08/17/2020
 ZONING: AS-1
 CODE ENFORCEMENT OFFICER / STAFF : **Guy Carter**
OWNER: SAAVEDRA, CYNTHIA Z; SAAVEDRA, KATIAH Z
LOCATION: 3030 SAFFOLD RD, 33598
 FOLIO NUMBER: 079715.0700
 ITEM PM12.1: ACCUMULATIONS
 ITEM PM12.5: INOPERABLE VEHICLES
 ITEM Z203: OUTSIDE/OPEN STORAGE
 ITEM Z610: COMMERCIAL VEHICLE

**COMPLIED
09/16/2021**

30. CASE NUMBER: CE20018196 SR425732
 OCCUPANCY: Owner NOTICE DATED: 12/14/2020
 ZONING: PD
 CODE ENFORCEMENT OFFICER / STAFF : **Guy Carter**
OWNER: MASONIC PARK AND YOUTH CAMP INC
LOCATION: 18050 S US HIGHWAY 301, 33598
 FOLIO NUMBER: 057988.0000
 ITEM Z200: IMPROPER USE OF ZONE

SECTION VI.B - New Code Enforcement Cases

31. CASE NUMBER: CE20018216 SR425829
 OCCUPANCY: Owner NOTICE DATED: 12/14/2020
 ZONING: RSC-2
 CODE ENFORCEMENT OFFICER / STAFF : **Guy Carter**
OWNER: TEJAS, ELVA; RODRIGUEZ, CHRISTOPHER LEE
LOCATION: 113 DELIA ST, 33598
 FOLIO NUMBER: 079382.0300
ITEM PM12.5: INOPERABLE VEHICLES
ITEM Z609: RECREATIONAL VEHICLES

32. CASE NUMBER: CE21004712 SR455471
 OCCUPANCY: Owner NOTICE DATED: 04/12/2021
 ZONING: RSC-9
 CODE ENFORCEMENT OFFICER / STAFF : **John Carrion**
OWNER: PIMENTEL, JORGE LUIS; PIMENTEL, JOSE A
LOCATION: 7201 N LOIS AVE, 33614
 FOLIO NUMBER: 026546.0000
ITEM Z644: ACCESSORY STRUCTURE: REAR YARD COVERAGE (>20%)

SECTION VI.B - New Code Enforcement Cases

33. CASE NUMBER: CE21005762 SR461008
OCCUPANCY: Tenant NOTICE DATED: 05/03/2021
ZONING: RSC-9
CODE ENFORCEMENT OFFICER / STAFF : **John Carrion**
OWNER: BALDEON, MARCELO
LOCATION: 7806 N CORTEZ ST, 33614
FOLIO NUMBER: 026705.0000
ITEM PM12.1: ACCUMULATIONS
ITEM PM12.5: INOPERABLE VEHICLES

34. CASE NUMBER: CE21006474
OCCUPANCY: Tenant NOTICE DATED: 05/11/2021
ZONING: RSC-6
CODE ENFORCEMENT OFFICER / STAFF : **John Carrion**
OWNER: AGUILAR, PEREZ ALEXANDER; SANCHEZ, LARITZA
LOCATION: 7510 N TAMPANIA AVE, 33614
FOLIO NUMBER: 025863.0000
ITEM PM12.5: INOPERABLE VEHICLES
ITEM Z601: PRIMARY STRUCTURE SETBACK
ITEM Z610: COMMERCIAL VEHICLE

SECTION VI.B - New Code Enforcement Cases

35. CASE NUMBER: CE21011695 SR489099
OCCUPANCY: Tenant NOTICE DATED: 08/20/2021
ZONING: RMC-9
CODE ENFORCEMENT OFFICER / STAFF : **John Carrion**
OWNER: SABINA PROPERTIES LLC
LOCATION: 2609 GEMINI CT, 33614 [6175 SCORPIO CIR APT 121]
FOLIO NUMBER: 030556.0000
ITEM R11.10.1: SMOKE DETECTORS
ITEM R11.6.1: GENERAL PLUMBING REQUIREMENTS
ITEM R11.8.4: INTERIOR SURFACES
ITEM R11.8.6: CEILINGS

SECTION VI.B - New Code Enforcement Cases

36. CASE NUMBER: CE21012607
 OCCUPANCY: Tenant NOTICE DATED: 08/31/2021
 ZONING: RSC-6
 CODE ENFORCEMENT OFFICER / STAFF : **John Carrion**
OWNER: RALSTON BEACH MOBILE HOME COURT LLC
LOCATION: 6817 N HABANA AVE, 33614
 FOLIO NUMBER: 031093.0000

COMPLIED
09/15/2021

ITEM R11.10.1: SMOKE DETECTORS
 ITEM R11.4.3: LIGHT AND VENTILATION IN LAVATORIES
 ITEM R11.5.1: GENERAL MECHANICAL-ELECTRICAL REQUIREMENTS
 ITEM R11.5.11: COOKING EQUIPMENT (INSTALLATIONS)
 ITEM R11.5.3: GFCI PROTECTION
 ITEM R11.5.5: ELECTRICAL WIRING
 ITEM R11.6.1B: PLUMBING FIXTURE DEFECTIVE
 ITEM R11.8.1A: SINK BASE/CABINETS (KITCHEN AND/OR BATH) DAMAGED/DETERIORATED
 ITEM R11.8.2: INFESTATION OF INTERIOR SPACE
 ITEM R11.8.4: INTERIOR SURFACES
 ITEM R11.8.5: INTERIOR FLOORS AND WALLS

SECTION VII.B - Contests

37. CASE NUMBER: CE20018097 SR425079
 OCCUPANCY: Vacant Lot NOTICE DATED: 12/15/2020
 ZONING: RDC-12
 CODE ENFORCEMENT OFFICER / STAFF : **Joshua Steen**
OWNER: DREAMHOMERAFFLE.NET.INC
LOCATION: 9416 GOLDENROD RD, 33592
 FOLIO NUMBER: 061262.0000
ITEM PM12.1: ACCUMULATIONS
ITEM PM12.2: OVERGROWTH
ITEM Z205: ACCESSORY USE W/O PRIMARY USE
