

**Exhibits presented at
11/12/25 LPA Hearing
- Opposition**

BEFORE PINELLAS COUNTY CODE ENFORCEMENT
SPECIAL MAGISTRATE
CASE NUMBER: CCM-25-00009

Pinellas County,
Petitioner,

vs.

VASANTHA LLC
6201 150TH AVEN
CLEARWATER, FL 33760-2019,
Respondent(s).

**ORDER ASSESSING AN ADMINISTRATIVE FINE UNTIL COMPLIANCE IS
ACHIEVED**

This case was heard before the Special Magistrate on March 10, 2025. The Petitioner, Pinellas County, appeared and was represented by B. Hughes, Special Magistrate Officer of Pinellas County Code Enforcement Division. George Pappas, Esq, representing Respondent(s), Vasantha LLC, did appear. Craig Taraszki, Esq, representing tenant of property, Green Energy Transport ("G.E.T."); and Azim Virani, on behalf of G.E.T. tenant of property, appeared as witnesses for Respondent. Steve Kawohl, property owner of neighboring property, 6280 150th Ave, N, Clearwater, FL 33760, appeared as an independent witness.

Findings of Fact

Based upon the evidence and sworn testimony received, the Special Magistrate finds that:

The property located 6201 150th Ave N, Clearwater, FL 33760-2019 ("Property") contains the deficiencies as listed in the Affidavit of Violation and Request for Hearing dated February 7, 2025 and each is herein incorporated by reference.

Respondent(s), Vasantha LLC is/are the Owner(s) of record of the Property. Parcel ID: 32/29/16/70362/300/1420.

1. Notice was mailed to the Respondent(s) on February 27, 2025, at the address listed in the Tax Collector's office for tax notices or the Property Appraiser's database.
2. An initial inspection on January 14, 2025 revealed violation(s) existed. As of February 28, 2025, the violation(s) still existed.
3. Previous notification of the aforementioned deficiencies were given as supported by the evidence received by this Special Magistrate.
4. The Petitioner incurred costs for the prosecution of this case in the amount of \$325.13.

Conclusion of Law

5. The Special Magistrate concludes that the Property continues to be in violation of the Pinellas County Ordinance Code provision(s) 22-231; 138-176; 138-90; 138-3754; 138-3507 despite prior notification and opportunity to cure afforded to the Respondent(s).
6. The Petitioner prevailed in the prosecution of this case and, pursuant to Section 2-623(g) of the Pinellas County Code, is entitled to recover all costs and expenses incurred.

Order

It is therefore adjudged as follows:

7. The Respondent(s) shall correct the violations on the aforementioned Property and come into compliance on or before 5:00 P.M. on May 9, 2025 or suffer an administrative fine in the amount of \$250.00 per day for each violation of the Pinellas County Code, Section 138-176 (Zoning), for each day thereafter that the violation(s) continue to exist.
8. The Respondent(s) shall correct the violations on the aforementioned Property and come into compliance on or before 5:00 P.M. on May 9, 2025 or suffer an administrative fine in the amount of \$250.00 per day for each violation of the Pinellas County Code, Section 138-90 (Zoning), for each day thereafter that the violation(s) continue to exist.

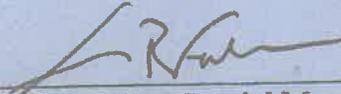
9. The Respondent(s) shall correct the violations on the aforementioned Property and come into compliance on or before 5:00 P.M. on May 9, 2025 or suffer an administrative fine in the amount of \$250.00 per day for each violation of the Pinellas County Code, Section 138-3754 (Zoning), for each day thereafter that the violation(s) continue to exist.
10. The Respondent(s) shall correct the violations on the aforementioned Property and come into compliance on or before 5:00 P.M. on May 9, 2025 or suffer an administrative fine in the amount of \$250.00 per day for each violation of the Pinellas County Code, Section 138-3507 (Zoning), for each day thereafter that the violation(s) continue to exist.
11. The Respondent(s) shall correct the violations on the aforementioned Property and come into compliance on or before 5:00 P.M. on May 9, 2025 or suffer an administrative fine in the amount of \$250.00 per day for each violation of the Pinellas County Code, Section 22-231 (Minimum Housing), for each day thereafter that the violation(s) continue to exist.
12. Separate and distinct from the fine amounts due, the Respondent(s) shall pay the Petitioner's costs incurred in the prosecution of this case in the amount of \$325.13. These costs shall be paid within thirty (30) days of this order.
13. The Respondent(s) must notify Pinellas County Code Enforcement Division at (727) 464-4761 when the property is in compliance of all violations to stop the accrual of the daily fines. Respondent(s) will allow full access to the violation property for an inspection to verify all violations have been corrected and if so an Affidavit of Compliance will be filed to stop the daily fine.
14. If the Pinellas County Housing Official determines that the property is unsafe and unfit for human habitation, the property may be condemned. Pursuant to Section(s) 22-278 through 22-280, if the property is deemed an extreme hazard, the Housing Official may take or require immediate corrective action. The terminology "to correct" includes, but is not limited to, action taken to alter, upgrade, secure, repair, remodel or demolish any unsafe building. The costs incurred shall be charged to the owner and shall constitute a lien upon the property and shall be collected in the manner provided by law.

15. Either party may Petition the Magistrate to reconsider or rehear any Order resulting from a public hearing. The petition must be made in writing and filed with Pinellas County Code Enforcement Division (see mailing address listed below), no later than thirty (30) days after the execution of the Order and prior to the filing of any appeal. The only grounds for a Petition to Reconsider or Rehear are that there is newly discovered relevant evidence that was not available and known to the aggrieved party at the time of the public hearing, or that the Special Magistrate made a mistake in determination of a relevant fact. The Special Magistrate will not hear oral argument or evidence in determining whether to grant the Petition to Reconsider or Rehear.
16. Upon the Respondent's failure to timely comply or pay the appropriate fine for any untimely compliance, or pay the amount toward costs and expenses as set forth above, and after thirty (30) days referenced above, the Petitioner shall send the Respondent(s) an Affidavit of Noncompliance by certified mail, return receipt requested.
17. If the Respondent(s) fail to file a written objection within twenty (20) days from the date of mailing the Affidavit of Noncompliance, the Respondent(s) shall be deemed to acknowledge the noncompliance with the Order. The objection must be made in writing and filed with Pinellas County Code Enforcement Division (see mailing address listed below).
18. Thereafter, a certified copy of this Order shall be recorded in the Official Records of the Clerk of the Circuit Court for Pinellas County, Florida, and once recorded shall constitute a lien against any real or personal property owned by the Respondent(s), pursuant to Chapter 162, Florida Statutes.

Appeals: Any aggrieved party may appeal this order to the Circuit Court. An appeal must be filed within thirty (30) days of the execution of this order.

DONE AND ORDERED this 10th day of March, 2025.

By


Jeffrey Fuller, Special Magistrate

CCM-25-00009

I hereby certify that a copy of the foregoing Order directing the Respondent to correct the violations of the Pinellas County Ordinance Code and assessing a fine until compliance is achieved was mailed to:

VASANTHA LLC
6201 150TH AVEN
CLEARWATER, FL 33760-2019

VASANTHA, L.L.C.
14432 EAGLE POINTE DR
CLEARWATER, FL 33762

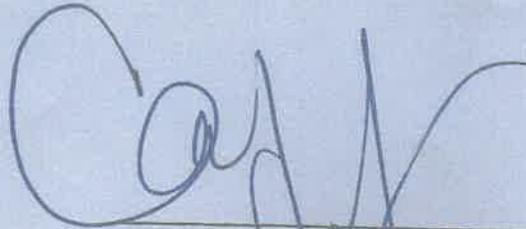
CHAPALAMADUGU, ANUPAMA, REGISTERED AGENT FOR
VASANTHA, L.L.C.
14432 EAGLE POINTE DR
CLEARWATER, FL 33762

CHAPALAMADUGU, ANUPAMA, REGISTERED AGENT FOR
VASANTHA, L.L.C.
6201-150TH AVE NORTH
CLEARWATER, FL 33760

PAPPAS PROFESSIONAL CENTER
ATTN: GEORGE G. PAPPAS, ESQ.
1822 N. BELCHER RD
STE. 200
CLEARWATER, FL 33765
GEORGE@PAPPASPA.COM

CRAIG TARASZKI, ESQ.
360 CENTRAL AVE
STE. 500
ST. PETERSBURG, FL 33701

Pinellas County
Code Enforcement Division (CED)
631 Chestnut Street
Clearwater, FL 33756



Caroline Rojas Gonzalez
Special Magistrate Liaison

NOTICE

Administrative fines, costs and expenses shall be paid by certified check or money order payable to Board of County Commissioners, and mailed to Special Magistrate Administrative Division, 631 Chestnut Street, Suite B, Clearwater, Florida 33756. Any amounts not paid may be enforced in the same manner as a court judgment.









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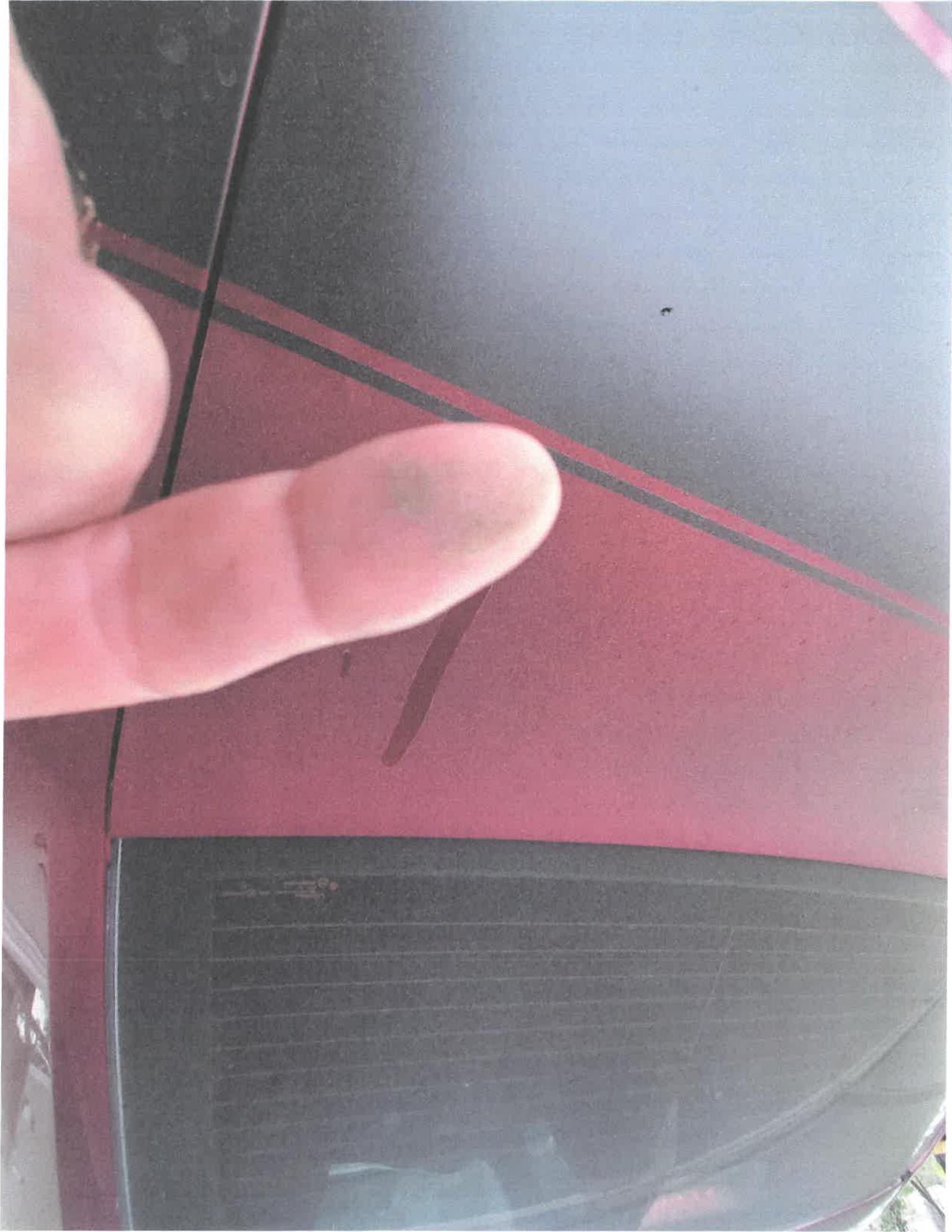








**Exhibits presented at
1/14/26 LPA Hearing
- Opposition**





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