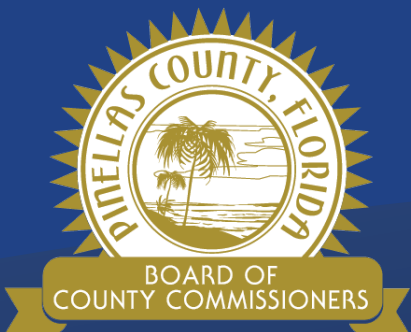


CODE ENFORCEMENT

BDRS – Code Enforcement

Jude Reazin

Division Manager
Housing Official



Our Vision: To Be the Standard for Public Service in America

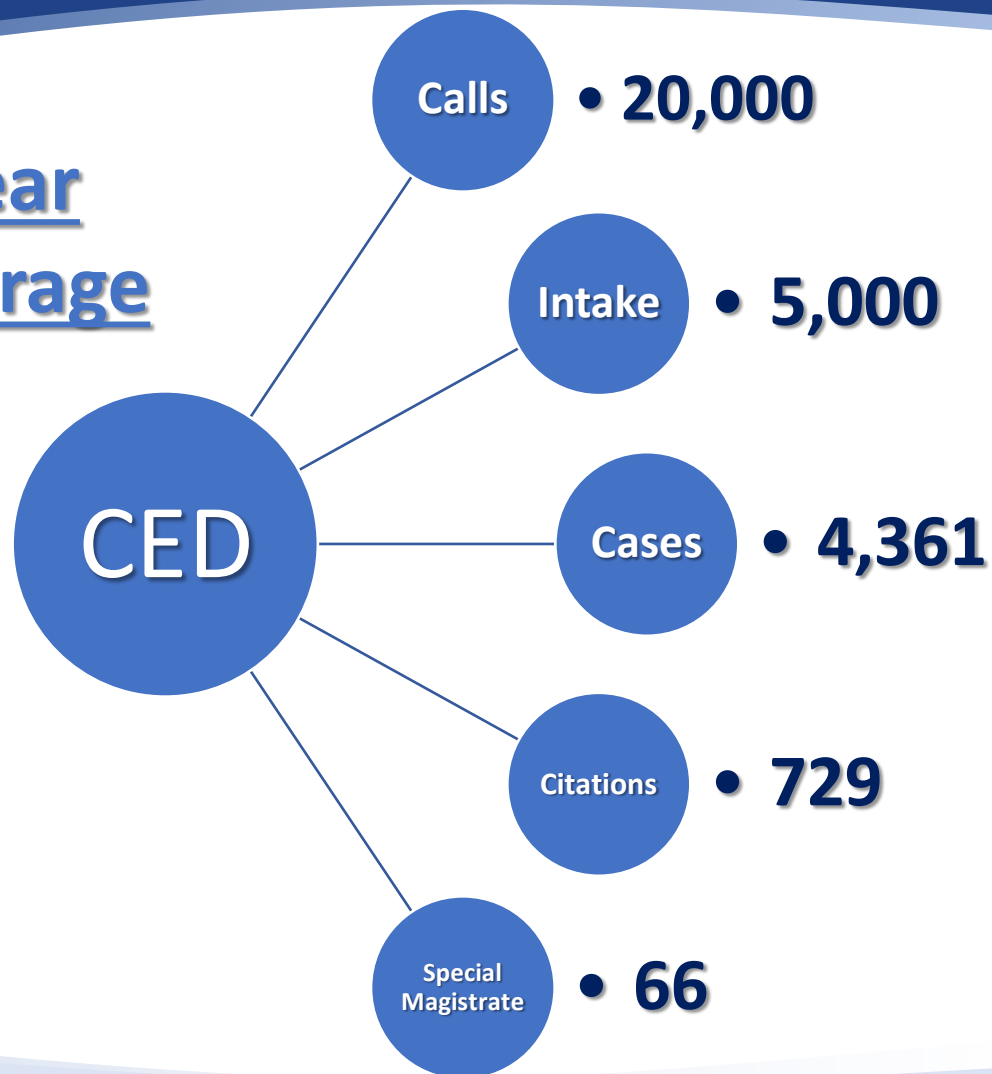


Provide relative information and examples of compliance timelines for code enforcement cases at each level of the enforcement process.

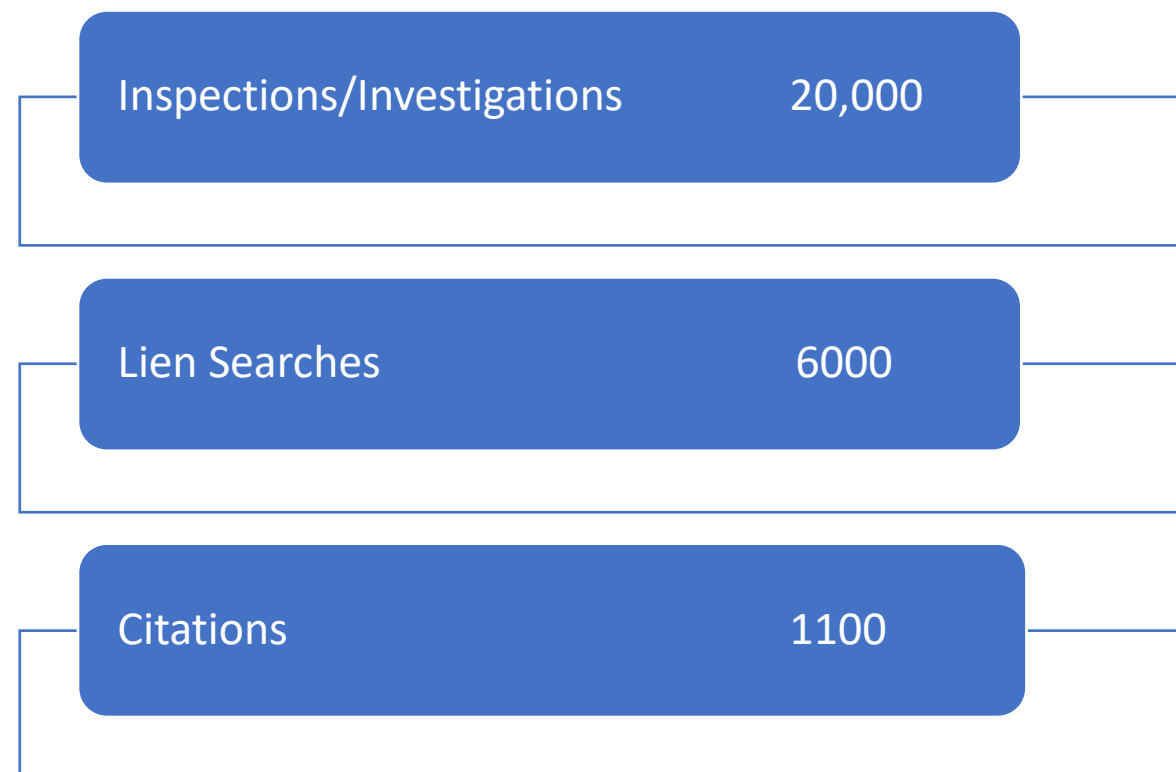
Demonstrate improvements in our process

Annual Statistics

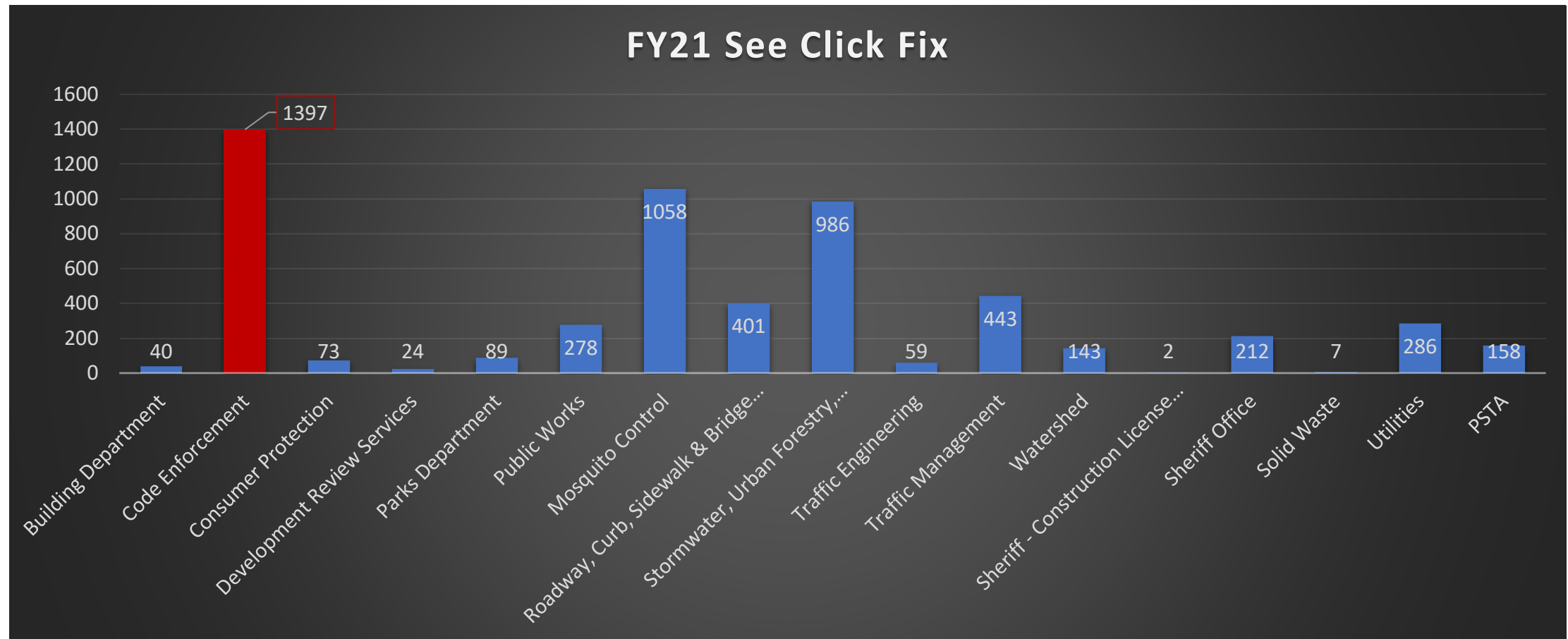
5 Year Average



FY 20 Stats

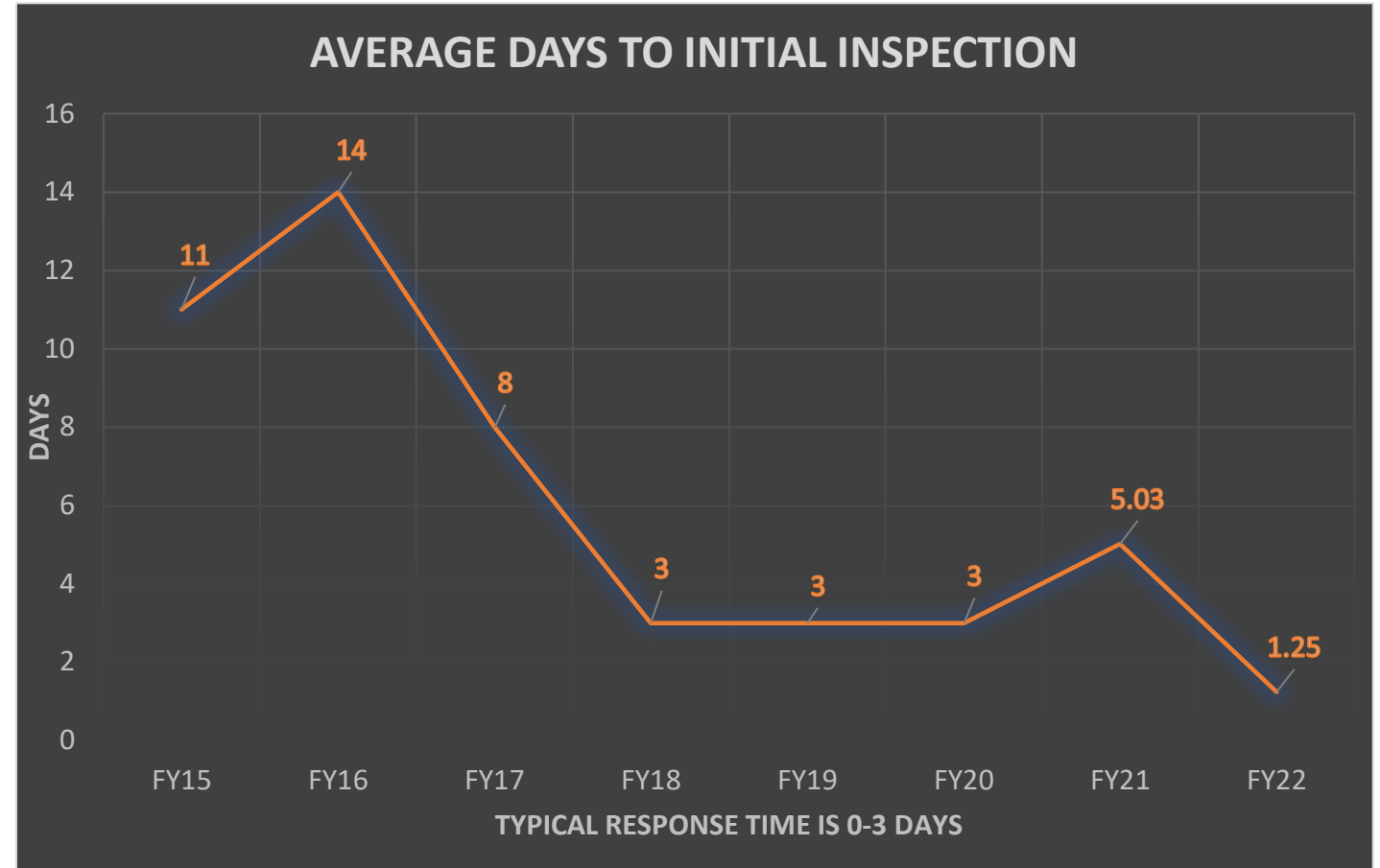


See Click Fix – BCC Departments - FY21

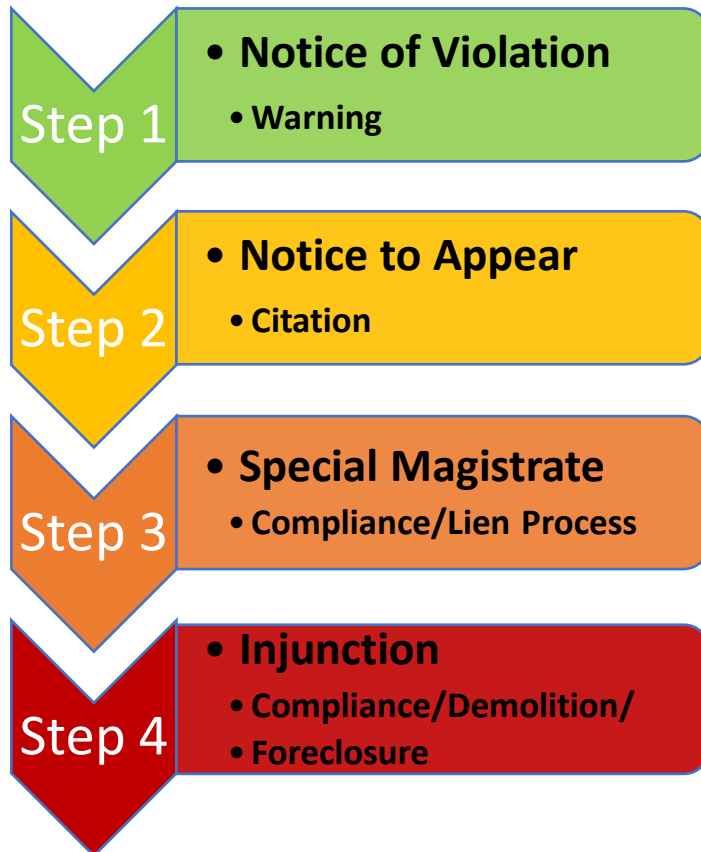


Improved Response Times

- Prior to FY14 approx. 30 days.
- From FY18 – FY20 approx. 3 days.
 - Change in management structure
 - E-citation program
 - General Policies and Provisions



Levels of Enforcement



PINELLAS COUNTY CODE ENFORCEMENT
631 Chestnut Street Clearwater, FL 33765, PHONE: (727) 464-4761, FAX: (727) 464-4103

MINIMUM HOUSING NOTICE OF VIOLATION
PINELLAS COUNTY CODE, CHAPTER 22

CASE #: CMH-21-00335 DATE: October 11, 2021

NAME OF OWNER/TENANT
RAZMAN, DOLORES G
640 ORANGE ST
PALM HARBOR, FL 34683-5210

Other Responsible Party: NONE

VIOLATION PROPERTY
Parcel ID# 02815472140000150
Address: 640 ORANGE ST, PALM HARBOR, FL 34683

It has been brought to our attention and confirmed by a field inspection conducted by this Department, that we have just and reasonable grounds to believe that there is a violation of Pinellas County Code, Chapter 22, in that the property does not meet the minimum housing requirements as outlined in Article VI, and that the structure indicated above is a substandard building as indicated by section number on the attached inspection form.

To correct this violation, it will be necessary to: Correct the items indicated on the attached inspection form by repair, removal, alteration, reconstruction, or demolition. Certain repairs may require BUILDING PERMITS. It is the responsibility of the owner to obtain all required permits prior to starting.

You ask your cooperation in corrective this violation prior to November 18, 2021. Another inspection will occur after that date to verify compliance. Failure to comply may result in a citation for a fine in Court. Court and/or order for hearing before the Special Magistrate. The Special Magistrate has the authority to impose fines of up to \$1000.00 for each day the violation continues. If the violation is corrected and then repeated, or if the violation is not corrected by the above specified time, the case may be brought for hearing even if the violation is corrected prior to hearing. Subsequent violations of this same section of the Code may result in immediate revocation of fines without additional notice.

Please help us keep your neighborhood the best it can be. If you have any questions or do not understand this notice, please contact me at 464-4761. If I am not available, you may leave a message on my VOICEMAIL, and I will return your call as soon as possible.

T. Bruck Code Officer
Code Enforcement Officer

Officer's Signature

COUNTY COURT, PINELLAS COUNTY, FLORIDA
NOTICE TO APPEAR/ORDINANCE VIOLATION

ORFS Number Person ID Court Case Number

Agency: PINELLAS CODE ENFORCEMENT CMH-21-00342 COMPLAINT

Report Number

THE UNDERSIGNED SWEARS THAT THERE ARE REASONABLE GROUNDS TO BELIEVE THAT THE BELOW NAMED DEFENDANT, AT THE TIME AND PLACE LISTED:

Day of Week: WEDNESDAY Month: 08 Day: 18 Year: 2021 Time: 06:48

Name: First: WILLIAM A. BROWNE Middle: Last:

Street: 3060 WENTWORTH WAY

City: TARPON SPRINGS State: FL Zip Code: 34688 Race: Sex:

Telephone: Place of Birth: Citizenship: Soc Sec Number:

Drivers License Number: State: FL Employment:

Date of Birth: 08/10/1942 Height: Weight: Hair Color: Eye Color:

LOCATION OF OFFENSE: 3060 WENTWORTH WAY, TARPON SPRINGS, FL. 34688

IN PINELLAS COUNTY, FLORIDA, DO COMMIT THE FOLLOWING OFFENSE: 1 OF 1 CHARGES

MINIMUM HOUSING

TO-WIT: POOL CONTAINS GREEN/STAGNANT WATER, MISSING & TORN SCREENS ON POOL CAGE, EXTERIOR WALLS AND FASCIA ARE COVERED WITH DIRT AND/OR ALGAE GROWTH, I.E., MOLD, DAMAGED GARAGE DOOR, MISSING REQUIRED SCREENS ON WINDOWS THAT OPEN TO THE EXTERIOR, MOISTURE DAMAGE TO EXTERIOR TRIM & SOFFITS TO INCLUDE DIMINISHED PAINT ON EXTERIOR OF STRUCTURE.

CONTRARY TO ☐ FLORIDA STATE STATUTE ☒ ORDINANCE

CITY/COUNTY OF: PINELLAS SECTION: 22 SUB-SECTION: 299

☐ THIS IS A MISDEMEANOR VIOLATION OF FLORIDA STATE STATUTES REQUIRING AN APPEARANCE IN COURT.
☐ THIS IS A CRIMINAL ORDINANCE VIOLATION REQUIRING AN APPEARANCE IN COURT. THE PAYMENT OF THE LISTED FINE OR A WRITTEN PLEA OF NOT GUILTY TO THE OFFENSE CHARGED IN PERSON OR BY MAIL WITHIN THIRTY (30) CALENDAR DAYS.
☒ THIS IS AN ORDINANCE VIOLATION REQUIRING PAYMENT OF THE LISTED FINE OR A WRITTEN PLEA OF NOT GUILTY TO THE OFFENSE CHARGED IN PERSON OR BY MAIL WITHIN THIRTY (30) CALENDAR DAYS.

COURT INFORMATION

DATE: 09/29/2021 TIME: 13:30 COURTROOM: 16 FEE: \$218

PINELLAS COUNTY JUSTICE CENTER
14250 49TH STREET N
CLEARWATER, FLORIDA 33762

I agree to (1) appear at the time and place designated above to answer to the offense charged; (2) enter a written plea of not guilty to the offense charged in person or by mail; or (3) pay the fine listed. I understand that should I willfully fail to appear, fail to enter a written plea of not guilty, or fail to pay the required fine within thirty (30) calendar days, a capias may be issued for my arrest.

I certify by my signature the above listed address is correct.

MAILED CERTIFIED

Defendant's Signature

Pursuant to F.S. 92.525 and under penalty of perjury, I declare that I have read this document and its attachments and that the facts in it are true and correct to the best of my knowledge and belief.

417 311627348
Badge Number Person ID

Rank/Signature of Officer

CCF-21-00428

Revised 10/2014

1F: 2021195242 BK: 21566 PG: 2203, 06/03/2021 at 03:31 PM, RECORDING 7
BURNS, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK:
clrk104404

PINELLAS COUNTY CODE ENFORCEMENT
SPECIAL MAGISTRATE LIEN

CODE ENFORCEMENT CASE NO.: CCM-21-00002
RESPONDENT(S): LUI, NAM THI

I, Caroline Rojas, Code Enforcement Liaison, do hereby certify that the attached is a true and correct copy of the Order Assessing an Administrative Fine until Compliance is Achieved, of the Pinellas County Code Enforcement Special Magistrate, entered February 11, 2021, and the Affidavit of Non-Compliance, for the property located at:

15017 Verona Avenue, Clearwater, FL 33756
Parcel ID: 33/291646282/0000170

Caroline Rojas
Code Enforcement Liaison

The foregoing instrument was acknowledged before me this 27th day of May, 2021, by Caroline Rojas, who is personally known to me and who did not take an oath.

Notary Public
State of Florida

My Commission Expires:

Pinellas County Code Enforcement
Special Magistrate Division
631 Chestnut Street
Clearwater, Florida 33756
(727) 464-4761

ON THE CIRCUIT COURT, SIXTH JUDICIAL CIRCUIT
IN AND FOR PINELLAS COUNTY, FLORIDA
CIVIL DIVISION

Pinellat

Case No.: 19-00290-CF-7
UCN: 522019CA0304000001

ERNEST LETOURNEAU,
Defendant.

ORDER ON
PINELLAS COUNTY'S RENEWED MOTION FOR ORDER TO SHOW CAUSE

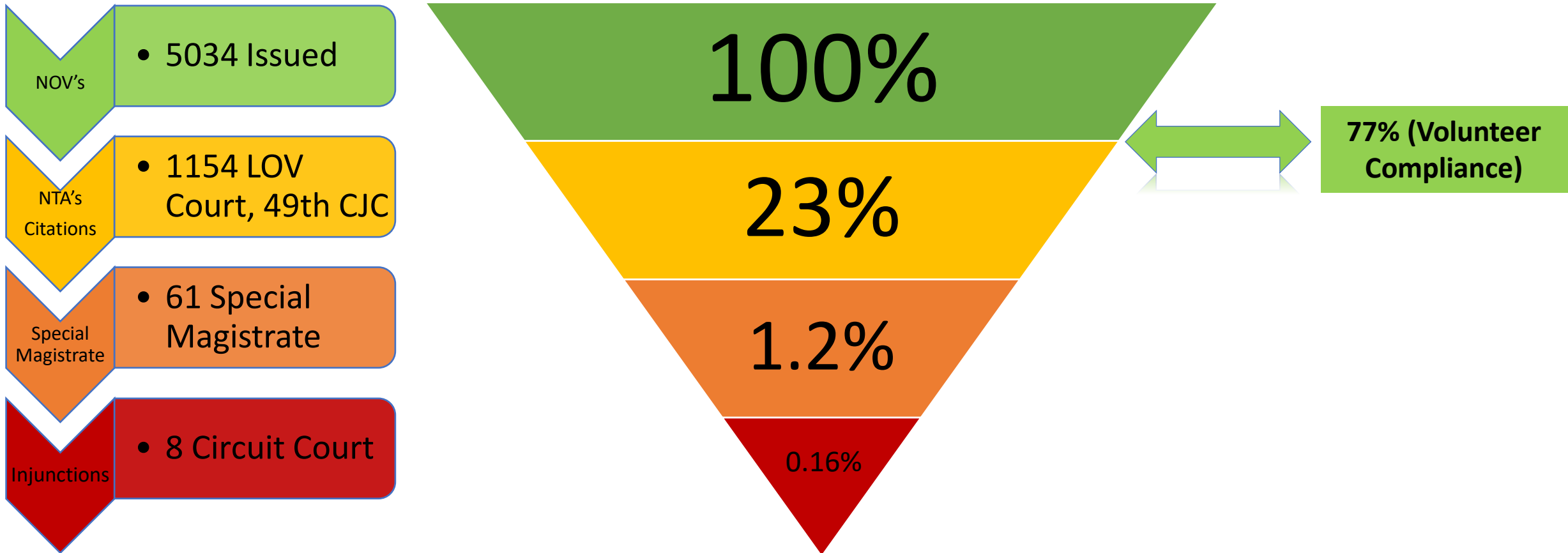
This cause came before the Court on the Court's Order to Show Cause issued on August 13, 2020, against Defendant, ERNEST LETOURNEAU (hereinafter referred to as "Defendant").

At a hearing held on October 6, 2020, the Court reviewed the record, heard arguments from the parties, and was otherwise fully advised in the premises and found:

1. This Court issued an Order granting Pinellas County's Motion for Default Final Judgment and Permanent Injunction (hereinafter referred to as "Injunction") on June 25, 2019.
2. Defendant had actual notice of the Injunction as the Injunction was hand-delivered to him by this Court on June 25, 2019.
3. The Injunction ordered Defendant to (1) remove all inoperable vehicles as required by §58-270 of the Pinellas County Code; (2) remove all trash and debris as required by §58-304 of the Pinellas County Code; and (3) remove all prohibited vehicles as required by §122-37 of the Pinellas County Code, within 90 days from the day the Court provided the Defendant notice of the Injunction.

1

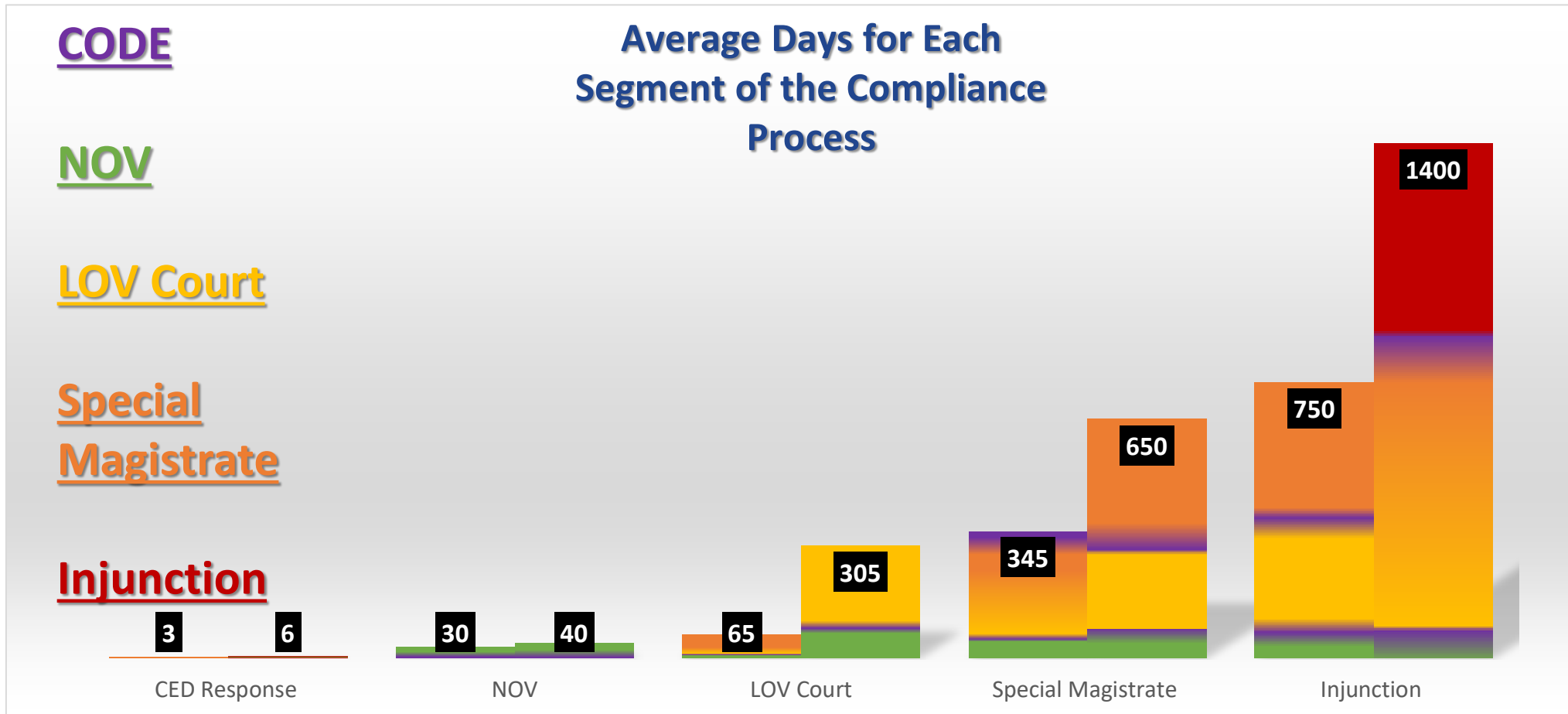
FY20 Compliance Enforcement Stats



Case Workflow



Enforcement Timeline (Approx. Days)



Notice of Violation Timeline

- **NOV's are issued in all cases**
- **NOV' typically allow a 7–30 day period to correct violations**
- **In some cases, there are extensions**
- **If the property is complied during the NOV phase, no fines are issued**
- **Most Compliance is Achieved During the NOV Process**



Notice to Appear Timeline

- **NTA's Issued at the expiration of the NOV without compliance**
- **NTA process includes:**
 - **Arraignment** **35 days**
 - **+**
 - **Pre-trial** **30 days**
 - **+**
 - **Continuance(s)** **90-180 days**
 - **+**
 - **Trial** **30 days**
- **NTA's are subject to the court scheduling and fines**



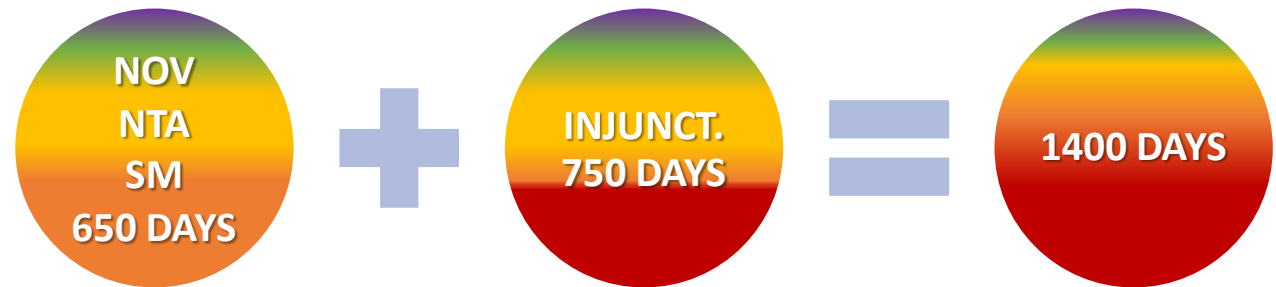
Special Magistrate Timeline

- Cases are typically referred to the Special Magistrate if LOV court is unsuccessful.
- Special Magistrate process includes:
 - Referral/Hearing 45 days
 - +
 - Compliance Period 30-90 days
 - +
 - Extension(s) 30-90 days
 - +
 - Lien 30 days
 - +
 - Foreclosure Eligibility 90 days
 - Homestead No Foreclosure
- Extensions and Compliance time is subject to the Magistrate discretion.



Injunction Timeline

- Injunction cases are typically referred to the County Attorney if the Special Magistrate process is unsuccessful.
- Injunction process includes:
 - CAO/ BCC Hearing 40 days
+
 - Filed with Court 45 days
+
 - Court Time 12-24 Mos
- Extensions and Compliance time is subject to the Magistrate discretion.



Foreclosure Process (Florida Statute 162)



Pursuant to Florida State Statute 162.

All Code Enforcement Entities must follow a standard process to achieve compliance

To foreclose code enforcement liens on a property, the property (a) must not be homesteaded, and (b) must have outstanding, legally enforceable County liens.

- The lien upon which the foreclosure is being initiated must be more than three (3) months old and less than 5 years and three (3) months old.
- *note: there is persuasive authority that code enforcement liens can be foreclosed anytime within 20 years of recording.

Prior to foreclosing a Special Magistrate County lien, Code Enforcement must move the Special Magistrate to authorize the County Attorney (with the Board of County Commissioner's approval) to foreclose on the lien (or to sue to recover a money judgment for the amount of the lien, plus any accrued interest). Please Note: this cannot be done until the lien has been recorded for at least three (3) months, but once recorded, the lien can thereafter be foreclosed upon anytime within its twenty (20) year duration. See Fla. Stat. 162.09-10; City of Riviera Beach v. J & B Motel Corp., 213 So. 3d 1102 (Fla. 4th DCA 2017).

- This must be noticed and heard just like a violation hearing. Get with your departmental attorney to get a form Motion and Order drafted.

- Once the Special Magistrate has signed an Order approving foreclosure, send the memorandum of request to County Attorney's Office, as well as all information required in section II in this guide regarding the subject property and the Special Magistrate's Order(s).

Foreclosure Process

Step 1

- Determine property and owner status (Codes)
- Foreclosure is not an option on homestead property
- Determine property ownership
- If owner is deceased and a probate case not opened in Pinellas, conduct an heir search

Step 2

- Determine lien status (Codes with CAO)
- Lien must be a valid lien
- Lien must be within the time foreclosure is authorized

Step 3

- Special Magistrate to authorize foreclosure (Codes)
- Must provide property owner with notice and opportunity to be heard

Step 4

- Obtain ownership and encumbrance (title) search (Codes)
- Have vendor conduct a title search to identify all persons/entities with interests in the property
- For deceased owners, must also have a heir search

Step 5

- Send packet with liens, order authorizing foreclosure, title search, and heir search (if applicable) to the CAO (Codes)

Step 6

- Request authority to foreclose from BCC (CAO)

Step 7

- File Petition for Foreclosure and Lis Pendens (CAO)
- Parties have 30 days to answer once service is effectuated
- Timing of service depends upon ability to locate interested parties
- Service by publication will slow process

Step 8

- Litigate (CAO with Codes as necessary)
- Timing of litigation after service is influenced by responses, if any, of Defendants after service

Current Liens In Pinellas County

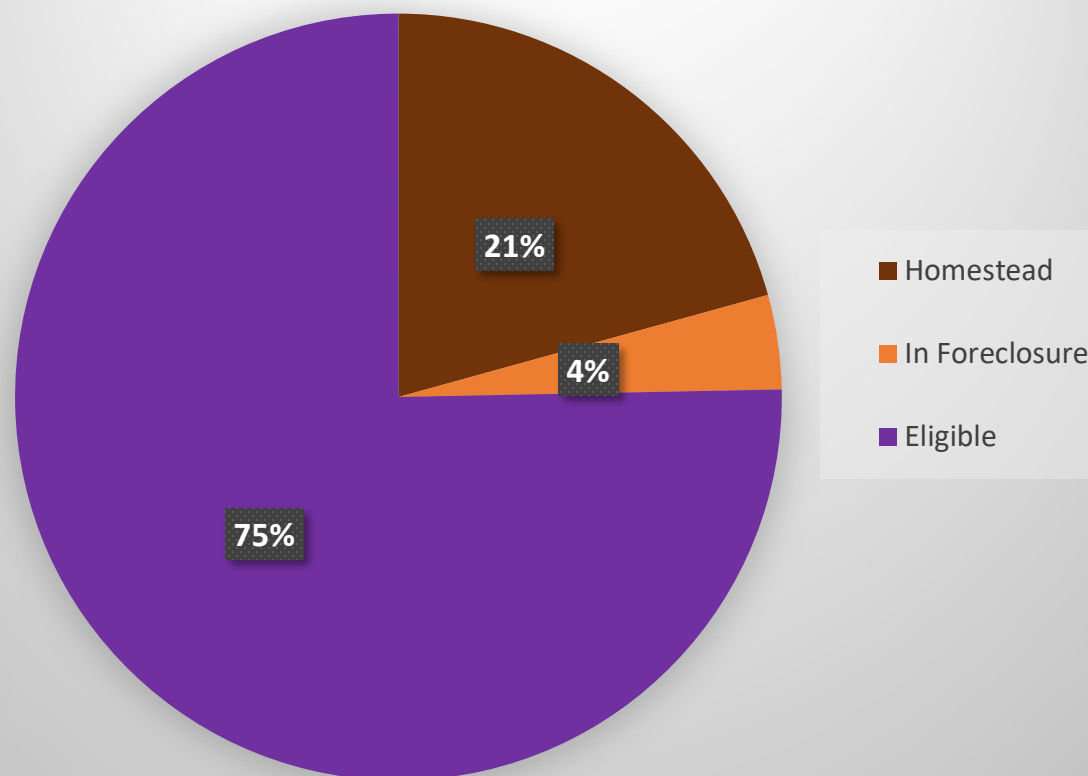
Total Liens: 478

Homestead & In Foreclosure: 118

Eligible: 360

Lien Value	\$8.7M	(100% SFR)
	\$6.5 M	(75% SFR)
	\$2.2	(25% non SFR)

Current Liens



Other Municipalities

	Pinellas County	Largo	St. Pete
Lien Payment or Foreclosure	X	X	X
Force Sale at Auction		X	X
Acquire & Manage Property			X (Neighborhood Stabilization Program)
Dispose of Property			X (Affordable Housing Lot Disposition Program)
Repurpose Funds		X (Angel Fund)	X

Questions?

Our Vision: To Be the Standard for Public Service in America

