

PINELLAS COUNTY CONSTRUCTION LICENSING BOARD SPECIAL MAGISTRATE AGENDA

**January 23, 2023
Board of County Commissioners' Assembly Room
L. White, Special Magistrate**

Welcome to Pinellas County Construction Licensing Board Special Magistrate hearings. The Special Magistrate is charged with conducting hearings to determine whether an alleged violation of the County Code has occurred. In order to meet that obligation, all parties, or their representatives, will be allowed an opportunity to be heard on matters relevant to the alleged violation(s). All witnesses offering testimony or presenting evidence will be required to swear or affirm that the testimony they provide is the truth.

The order of presentation will begin with the County presenting their evidence of the alleged violation(s) and then the Defendant shall present his/her case. Both parties shall have an opportunity to cross-examine all witnesses. The Special Magistrate may question any witness.

The Clerk will announce the names of the cases from the agenda. When you hear your case called, please respond by coming to the podium with your representative and/or any witnesses to be sworn in. When addressing the Special Magistrate, please speak clearly into the microphone.

Any person who decides to appeal the decision of the Construction Licensing Board Special Magistrate with respect to any matter considered at this hearing will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. Record is not provided by Pinellas County.

ORDER OF BUSINESS:

1. Call to Order
2. Administration of Oath to Defendants / Witnesses
3. Cases
4. County Attorney Matters (as needed)
5. Adjournment / Hearing Closed

9:00 A.M.

ITEM: 01

MATTER: Contractor Licensing Violation(s)
CASE NO: 2022-2185
INVESTIGATOR: J. Padgett
CITATION(S) NO: C22-0212; C22-0213; C22-0214
DEFENDANT: Jaafar Shwaish
NOTICE ADDRESS: Jaafar Shwaish
DBA DXB Properties LLC
1936 Bruce B Downs Blvd
Suite 504
Wesley Chapel, FL 33543
and
D. Devol, Senior Code Enforcement Officer
(Witness for Plaintiff)
Pinellas County Code Enforcement
631 Chestnut St
Clearwater, FL 33756
And
E. Jewett, Code Enforcement Officer
(Witness for Plaintiff)
631 Chestnut St
Clearwater, FL 33756
And
DXB Properties LLC (Owner of Violation Address)
1936 Bruce B Downs Blvd.
Ste. 504
Wesley Chapel, FL 33544-9262
And
Spiegel & Utera, P.A.
(Reg. Agent of Owner of Violation Address)
DXB Properties LLC
1840 SW 22 St.
4th Floor
Miami, FL 33145
VIOLATION ADDRESS: 6621 32nd St. N.
St. Petersburg, FL 33702

VIOLATION(S) FOR CASE 2022-2185:

Code Section	Location	Citation # and Violation
22-14 (1)	6621 32 nd St. N. St. Petersburg, FL 33702	C22-0212 Unlicensed contractor performing a demo/remodel consisting of electrical, plumbing and drywall work at a residence in Pinellas County, FL.
22-14 (5)	6621 32 nd St. N. St. Petersburg, FL 33702	C22-0213 Unlicensed contractor performing an unpermitted demo/remodel consisting of electrical, plumbing and drywall work at a residence in Pinellas County, FL.
22-14 (8)	6621 32 nd St. N. St. Petersburg, FL 33702	C22-0214 Unlicensed contractor subcontracting to Lester Hernandez to perform an unpermitted demo/remodel at a residence in Pinellas County, FL.

ITEM: 02

MATTER: Contractor Licensing Violation(s)
CASE NO: 2022-2192
INVESTIGATOR: J. Padgett
CITATION(S) NO: C22-0225; C22-0226
DEFENDANT: Nolan Zahajko
NOTICE ADDRESS: Nolan Zahajko
DBA Enzy Masonry & Construction LLC
2025 Jackson St. N.
St. Petersburg, FL 33704
and
Elizabeth Murphy
(Witness for Plaintiff and Property Owner of Violation
Address)
438 39th Ave. N.
St. Petersburg, FL 33703-6102
VIOLATION ADDRESS: 438 39th Ave. N.
St. Petersburg, FL 33703-6102

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	438 39 th Ave. N. St. Petersburg, FL 33703	C22-0225 Unlicensed contractor performing painting and stucco work at a residence in Pinellas County, FL.
22-14 (6)	438 39 th Ave. N. St. Petersburg, FL 33703	C22-0226 Unlicensed contractor advertising to the public that he is licensed and insured while performing painting and stucco work at a residence in Pinellas County, FL.

ITEM: 03

MATTER: Contractor Licensing Violation(s)
CASE NO: 2022-2237
INVESTIGATOR: J. Padgett
CITATION(S) NO: C22-0275; C22-0276
DEFENDANT: Nolan Zahajko
NOTICE ADDRESS: Nolan Zahajko
DBA Enzy Masonry & Construction LLC
2025 Jackson St. N.
St. Petersburg, FL 33704
and
Elizabeth Murphy (Witness for Plaintiff)
438 39th Ave. N.
St. Petersburg, FL 33703
And
General Specific LLC (Violation Property Address)
1900 Dr. Martin Luther King Jr. St. N.
St. Petersburg, FL 33704
And
General Specific LLC (Violation Property Address)
200 Mirror Lake Dr. N.
St. Petersburg, FL 33701-3224
And
Gelston, Benjamin, Registered Agent for General Specific
LLC
1900 Dr. Martin Luther King Jr. Blvd. N.
St. Petersburg, FL 33704
VIOLATION ADDRESS: 1900 Dr. Martin Luther King Jr. Blvd. N.
St. Petersburg, FL 33704
And
Nextdoor.com/1900 Dr. Martin Luther King Jr. Blvd. N.
St. Petersburg, FL 33704

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	1900 Dr. Martin Luther King Jr. Blvd. N. St. Petersburg, FL 33704	C22-0275 Unlicensed contractor performing a flatwork masonry project at a residence in Pinellas County, FL.
22-14 (6)	Nextdoor.com/1900 Dr. Martin Luther King Jr. Blvd. N. St. Petersburg, FL 33704	C22-0276 Unlicensed contractor advertising masonry work to the public in Pinellas County, FL.

1:00 P.M.

ITEM: 04

CANCELLED - Citation(s) C22-2119 paid by Defendant on 01/18/2023

MATTER: Contractor Licensing Violation(s)

CASE NO: 2022-2013

INVESTIGATOR: L. Thomas

CITATION(S) NO: C22-2119

DEFENDANT: Emmanuel Kavouklis

NOTICE ADDRESS: Emmanuel Kavouklis

DBA: CMK Construction Inc.

13329 W. Hillsborough Ave.

#104

Tampa, FL 33635

and

Randall J. Love, P.A. (Attorney for Defendant)

8520 Government Drive

Ste. 1

New Port Richey, FL 34654

And

Christine Coston (Witness for Plaintiff)

221 Buttonwood Cir.

Bld. F, Unit 221

Seminole, FL 33777-3917

And

Coston, Christine L (Violation Address and Property Owner)

Henderson, Tamara Lee

221 Buttonwood Cir.

Bld. F, Unit 221

Seminole, FL 33777-3917

VIOLATION ADDRESS: 221 Buttonwood Cir.

Bld. F

Seminole, FL 33777

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (7)	221 Buttonwood Cir. Bld. F Seminole, FL 33777	C22-2119 Licensed general contractor failed to display his license # on an invoice presented to the homeowner who lives in Pinellas County, FL.

ITEM: 05

MATTER: Contractor Licensing Violation(s)
CASE NO: 2022-2182
INVESTIGATOR: J. Padgett
CITATION(S) NO: C22-0271
DEFENDANT: Martin Barrios Ortiz
NOTICE ADDRESS: Martin Barrios Ortiz
1399 Belcher Rd. S.
Lot 292
Largo, FL 33771
and
Pinellas County Sherriff's Office (Witness for Plaintiff)
Deputy S. Klapka
10750 Ulmerton Road
Largo, FL 33778
And
Brown, Deborah D TRE (Owner of Violation Address)
Brown, Russell J & Deborah D Revocable Trust
Brown, Russell J TRE
501 Harbor Dr.
Belleair Beach, FL 33786-3253
VIOLATION ADDRESS: 501 Harbor Dr.
Belleair Beach, FL 33786

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	501 Harbor Dr. Belleair Beach, FL 33786	C22-2182 Unlicensed contractor conducting unpermitted insulation and drywall installation at a residence in Pinellas County, FL.

ITEM: 06

MATTER: Contractor Licensing Violation(s)
CASE NO: 2022-2216
INVESTIGATOR: J. Padgett
CITATION(S) NO: C22-0242; C22-0243
DEFENDANT: Spencer Colgan
NOTICE ADDRESS: Spencer Colgan
DBA Finest Painters LLC
9445 Preston Rd.
Brooksville, FL 34601
VIOLATION ADDRESS: 10839 Ulmerton Rd.
Largo, FL 33778

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (4)	10839 Ulmerton Rd. Largo, FL 33778	C22-0242 Unlicensed contractor holding himself out to the public as being licensed by displaying his Sunbiz ID number on his vehicle in Pinellas County, FL.
22-14 (6)	10839 Ulmerton Rd. Largo, FL 33778	C22-0243 Unlicensed contractor advertising painting and plaster services to the public on his vehicle in Pinellas County, FL.