

PINELLAS COUNTY CONSTRUCTION LICENSING BOARD SPECIAL MAGISTRATE AGENDA

**February 26, 2024
Board of County Commissioners' Assembly Room
J. Fuller, 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: Unlicensed Contracting Code Violation
CASE NO: 2023-2624-2
INVESTIGATOR: J. Padgett
CITATION(S) NO: C23-0457
DEFENDANT: Alexander Quintero
NOTICE ADDRESS: Alexander Quintero (Defendant)
2345 Highland St. S.
St. Petersburg, FL 33705-3042
And
Quintero, Alexander, Sr., Registered Agent for
Top Modular Construction, LLC (Defendant DBA)
2345 Highland St. S.
St. Petersburg, FL 33705-3042
And
Harvey, Walter Bishop Sr.
(Property Owner of Violation Address)
2334 8th St. S.
St. Petersburg, FL 33705-3018
VIOLATION ADDRESS: 2334 8th St. S.
St. Petersburg, FL 33705

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	2334 8 th St. S. St. Petersburg, FL 33705	C23-0457 Unlicensed contractor performing an interior remodel including plumbing, drywall, cabinetry, flooring, painting and tile/cement board work at a residence in Pinellas County, FL.

ITEM: 02

MATTER: Unlicensed Contracting Code Violation; No Permit Code Violation
CASE NO: 2023-2861-1
INVESTIGATOR: J. Padgett
CITATION(S) NO: C23-0446; C23-0447
DEFENDANT: Samuel T Corean
NOTICE ADDRESS: Samuel T Corean (Defendant)
735 Patterson St.
Clearwater, FL 33756
VIOLATION ADDRESS: 735 Patterson St.
Clearwater, FL 33756

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	735 Patterson St. Clearwater, FL 33756	C23-0446 Unlicensed contractor performing carpentry/framing and shed installation work at a residence in Pinellas County, FL.
22-14 (5)	735 Patterson St. Clearwater, FL 33756	C23-0447 Unlicensed contractor working without a permit while performing carpentry/framing and shed installation work at a residence in Pinellas County, FL.

ITEM: 03

MATTER: Unlicensed Contracting Code Violation; Advertising Code Violation

CASE NO: 2023-2836-1

INVESTIGATOR: J. Padgett

CITATION(S) NO: C23-0429

DEFENDANT: Andrew W Scott

NOTICE ADDRESS: Andrew W Scott (Defendant)
2348 Willow Tree Trl
Clearwater, FL 33763
and
Republic Registered Agent LLC,
Registered Agent for ICI Contracting Inc. (Defendant DBA)
1150 NW 72nd Ave
Tower 1
Ste. 455
Miami, FL 33126
And
PV-Manatee LLC
(Property Owner of Violation Address-695 Central Ave, St. Pete)
2901 Rigsby Ln
Safety Harbor, FL 34695-4828

VIOLATION ADDRESS: 695 Central Ave.
St. Petersburg, FL 33701

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	695 Central Ave. St. Petersburg, FL 33701	C23-0429 Unlicensed contractor performing demolition work at a commercial property in Pinellas County, FL.

ITEM: 04

MATTER: Unlicensed Contracting Code Violation; Advertising Code Violation; Sub-Contracting Code Violation
CASE NO: 2023-2731-1
INVESTIGATOR: J. Padgett
CITATION(S) NO: C23-0318; C23-0319; C23-0320
DEFENDANT: Kelsey Harper
NOTICE ADDRESS: Kelsey Harper (Defendant)
730 14th Ave. SW
Largo, FL 33770
and
Harper, Kelsey R, Sr, Registered Agent for
Airenteed Heating and Cooling LLC (Defendant DBA)
730 14th Ave. SW
Largo, FL 33770
And
Portofino at Largo
Attn: Management Office
13300 Walsingham Rd
Largo, FL 33774
VIOLATION ADDRESS: 13300 Walsingham Rd
Largo, FL 33774

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	13300 Walsingham Rd Largo, FL 33774	C23-0318 Unlicensed contractor performing A/C work at a residence in Pinellas County, FL.
22-14 (6)	13300 Walsingham Rd Largo, FL 33774	C23-0319 Unlicensed contractor advertising A/C services to the public, via website/google.com in Pinellas County, FL.
22-14 (8)	13300 Walsingham Rd Largo, FL 33774	C23-0320 Unlicensed contractor subcontracting to unlicensed contractor, Blair Gutterrez, to perform A/C work at a residence in Pinellas County, FL.

ITEM: 05

MATTER: Unlicensed Contracting Code Violation
CASE NO: 2023-2366-3
INVESTIGATOR: J. Padgett
CITATION(S) NO: C23-0187
DEFENDANT: Eduardo Concepcion
NOTICE ADDRESS: Eduardo Concepcion (Defendant)
201 Holly Ave.
Orange City, FL 32763
and
Eduardo Concepcion (Defendant)
1078 SW 128th Ave.
Ocala, FL 34473
and
Concepcion, Eduardo, Owner of
A to Z Handyman Services (Defendant DBA)
201 ½ S. Holly Dr.
Orange City, FL 32673
And
Koche, David L TRE
SJP Seminole Trust (Property Owner of Violation Address)
7360 137th St.
Seminole, FL 33776
VIOLATION ADDRESS: 7360 137th St.
Seminole, FL 33776

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	7360 137 th St. Seminole, FL 33776	C23-0187 Unlicensed contractor performing drywall work at a residence in Pinellas County, FL.

ITEM: 06

MATTER: Advertising Code Violation
CASE NO: 2023-2823-1
INVESTIGATOR: C. Ferland
CITATION(S) NO: C23-1432; C23-1433
DEFENDANT: Tyler J Macholz
NOTICE ADDRESS: Tyler J Macholz (Defendant)
2770 Summerdale Dr.
Clearwater, FL 33761
and
Tyler J Macholz (Defendant)
6936 Towering Spruce Dr.
Riverview, FL 33578
and
Macholz, Linda, Registered Agent for
Jamco Unlimited, Inc. (Defendant DBA)
2770 Summerdale Dr.
Clearwater, FL 33761
And
Vida L Tyc (Witness for Plaintiff)
1351 Gulf Blvd
#209
Clearwater, FL 33767
VIOLATION ADDRESS: Via Business Card

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (6)	Via Business Card	C23-1432 Advertising to the public in any publication, transmission, business card, pamphlet, or otherwise that he/she is a contractor, to qualified to engage in business as a contractor, or that he/she will perform work in a trade regulated by said statue or said Laws of Florida without being duly qualified to so act within Pinellas County, FL.
489.127 ((1)(a))	Via Business Card	C23-1433 Falsely hold himself/herself or a business organization out as a licensee, certificate holder or registrant within Pinellas County, FL.

ITEM: 07

MATTER: Unlicensed Contracting Code Violation; Holding Out Code Violation; Advertising Code Violation

CASE NO: 2023-2849-1

INVESTIGATOR: L. Thomas

CITATION(S) NO: C23-2089; C23-2090; C23-2091

DEFENDANT: Charles Cato

NOTICE ADDRESS: Charles Cato (Defendant)
8170 27th Avenue N.
St. Petersburg, FL 33710
and
Wahl, Alison B TRE
Wahl, Alison B Trust (Property Owner of Violation Address)
7600 Bayshore Dr.
Apt. A901
Treasure Island, FL 33706-3554

VIOLATION ADDRESS: 7600 Bayshore Dr.
Apt. 901A
Treasure Island, FL 33706-3554

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	7600 Bayshore Dr. Apt. 901A Treasure Island, FL 33706-3554	C23-2089 Unlicensed contractor submitted job estimate to homeowner and received money for tile work demo at a residence located in Pinellas County, FL.
22-14 (4)	7600 Bayshore Dr. Apt. 901A Treasure Island, FL 33706-3554	C23-2090 Unlicensed contractor "Holdiing Himself Out" as a licensed contractor to the homeowner when not so licensed in Pinellas County, FL.
22-14 (6)	7600 Bayshore Dr. Apt. 901A Treasure Island, FL 33706-3554	C23-2091 Unlicensed contractor in a transmission of construction services advertising on his home web page and Google page various construction trades his company will perform to the public who live in Pinellas County, FL.

ITEM: 08

MATTER: Advertising Code Violation
CASE NO: 2023-2642-1
INVESTIGATOR: L. Thomas
CITATION(S) NO: C23-2088
DEFENDANT: Harold James
NOTICE ADDRESS: Harold James (Defendant)
13779 N. Nebraska Ave.
Tampa, FL 33613
and
James, Harold W
Todd Homes, Inc. (Defendant DBA)
2826 Saint Andrews Blvd.
Tarpon Springs, FL 34688
and
Talbert, Janet L
Talbert, Timothy
(Property Owner of Violation Address)
2299 Pine Ct.
Dunedin, FL 34698
VIOLATION ADDRESS: 2299 Pine Ct.
Dunedin, FL 34698

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (7)	2299 Pine Ct. Dunedin, FL 34698	C23-2088 Licensed residential contractor failed to include his license # on an invoice submitted to the homeowner for the installation of flooring at a residence located in Pinellas County, FL. (2nd Offence)