

# **PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA**

**May 6, 2024**

**Board of County Commissioners' Assembly Room  
J. Fuller, Special Magistrate**

Welcome to Pinellas County Code Enforcement 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 Respondent 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 Code Enforcement 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**

DEPARTMENT: PCCLB  
MATTER: Unlicensed Contracting Code Violation; Advertising Code Violation  
CASE NO: 2023-2666-2  
INVESTIGATOR: J. Padgett  
CITATION(S) NO: C23-0406; C23-0407; C23-0408  
DEFENDANT: Francis Esposito  
NOTICE ADDRESS: Frank Esposito (Defendant)

844 N Tyndall Pkwy  
Panama City, FL 32404  
and  
John H. Trevena, Managing Attorney  
Trevena, Pontrello & Associates (Defendant's Counsel)  
2401 West Bay Drive  
Suite 127  
Largo, FL 33770

**FOR NOTIFICATION PURPOSES ONLY:**

Proactive Storm Consultants Inc.  
(Defendant DBA)  
844 N Tyndall Pkwy  
Panama City, FL 32404  
and  
Esposito, Francis, Registered Agent for  
Proactive Storm Consultants Inc.  
844 N Tyndall Pkwy  
Panama City, FL 32404  
and  
Kunas, Karin Anita (Property Owner of Violation Address)  
6936 S. Shore Dr.  
South Pasadena, FL 33707  
and  
Pinellas County Sheriff's Office  
Attn: Deputy Danny Doherty (Witness for Plaintiff)  
10750 Ulmerton Road  
Largo, FL 33378  
and  
Terri Sullivan, CFM  
Community Improvement Director/Building Official  
6940 Hibiscus Avenue South  
South Pasadena, FL 33707

VIOLATION ADDRESS: 6936 S. Shore Dr.  
South Pasadena, FL 33707

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
489.127 ((1)(c) 22-14 (1)	6936 S. Shore Dr. South Pasadena, FL 33707	C23-0406 Unlicensed contractor falsely presenting a license as his own to obtain permit #33657 to perform an interior remodel at a residence in Pinellas County, FL.
22-14 (1)	6936 S. Shore Dr. South Pasadena, FL 33707	C23-0407 Unlicensed contractor performing an interior remodel including electrical, carpentry and drywall work at a residence in Pinellas County, FL.
22-14 (6)	6936 S. Shore Dr. South Pasadena, FL 33707	C23-0408 Unlicensed contractor advertising to the public, via contract, while performing an interior remodel including electrical, carpentry and drywall work at a residence in Pinellas County, FL.

**ITEM: 02**

DEPARTMENT: PCCLB  
MATTER: Unlicensed Contracting Code Violation; No Permit Code Violation; Advertising Code Violation  
CASE NO: 2023-2724-1  
INVESTIGATOR: C. Ferland  
CITATION(S) NO: C23-1452; C23-1453  
DEFENDANT: Brian G Wilson  
NOTICE ADDRESS: Brian G Wilson (Defendant)  
PO Box 1942  
Largo, FL 33779  
and  
Hillard and Rogers, P.A., Registered Agent for  
Secure Retirement Group, LLC (Defendant DBA)  
13143 66<sup>th</sup> St. N.  
Largo, FL 33773  
VIOLATION ADDRESS: 2149 Catalina Dr. N.  
Clearwater, FL 33763

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
22-14 (5)	2149 Catalina Dr. N. Clearwater, FL 33763	C23-1452 Work without the required permit to perform demo for an interior remodel within Pinellas County, FL.
22-14 (1)	2149 Catalina Dr. N. Clearwater, FL 33763	C23-1453 Unlicensed contracting to perform demo for an interior remodel within Pinellas County, FL.

**ITEM: 03**

DEPARTMENT: PCCLB  
 MATTER: Advertising Code Violation  
 CASE NO: 2022-2027-1  
 INVESTIGATOR: C. Ferland  
 CITATION(S) NO: C23-1454; C23-1455; C23-1456; C23-1457; C23-1458; C23-1459; C23-1460; C23-1461; C23-1462; C23-1463; C23-1464; C23-1465

DEFENDANT: Thomas Mark Johnson  
 NOTICE ADDRESS: Thomas Mark Johnson (Defendant)  
 12919 Castlemaine Dr.  
 Tampa, FL 33626  
 and  
 Johnson, Mark, Registered Agent for  
 Construction Synergy Associates LLC (Defendant DBA)  
 12919 Castlemaine Dr.  
 Tampa, FL 33626

VIOLATION ADDRESS: Via invoice for Carlos Mazariegos

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
22-14 (7)	Via invoice for Carlos Mazariegos	C23-1454 Advertising via invoice dated 9/1/2021 omitting the require license number within Pinellas County, FL.
22-14 (7)	Via invoice for Carlos Mazariegos	C23-1455 Advertising via invoice dated 12/23/2021 omitting the require license number within Pinellas County, FL.
22-14 (7)	Via invoice for Carlos Mazariegos	C23-1456 Advertising via invoice dated 12/30/2021 omitting the require license number within Pinellas County, FL.
22-14 (7)	Via invoice for Carlos Mazariegos	C23-1457 Advertising via invoice dated 1/15/2022 omitting the require license number within Pinellas County, FL.
22-14 (7)	Via invoice for Carlos Mazariegos	C23-1458 Advertising via invoice dated 2/2/2022 omitting the require license number within Pinellas County, FL.

22-14 (7)	Via invoice for Carlos Mazariegos	C23-1459 Advertising via invoice dated 2/10/2022 omitting the require license number within Pinellas County, FL.
22-14 (7)	Via invoice for Carlos Mazariegos	C23-1460 Advertising via invoice dated 2/17/2022 omitting the require license number within Pinellas County, FL.
22-14 (7)	Via invoice for Carlos Mazariegos	C23-1461 Advertising via invoice dated 3/10/2022 omitting the require license number within Pinellas County, FL.
22-14 (7)	Via invoice for Carlos Mazariegos	C23-1462 Advertising via invoice dated 4/1/2022 omitting the require license number within Pinellas County, FL.
22-14 (7)	Via invoice for Carlos Mazariegos	C23-1463 Advertising via invoice dated 4/5/2022 omitting the require license number within Pinellas County, FL.
22-14 (7)	Via invoice for Carlos Mazariegos	C23-1464 Advertising via invoice dated 4/14/2022 omitting the require license number within Pinellas County, FL.
22-14 (7)	Via invoice for Carlos Mazariegos	C23-1465 Advertising via invoice dated 4/29/2022 omitting the require license number within Pinellas County, FL.

**ITEM: 04**

Hearing Cancelled - Citation(s) Paid  
DEPARTMENT: PCCLB  
MATTER: Unlicensed Contracting Code Violation; Advertising Code Violation  
CASE NO: 2023-1784-5  
INVESTIGATOR: C. Ferland  
CITATION(S) NO: C23-1446; C23-1447  
DEFENDANT: Brian Robertson  
NOTICE ADDRESS: Brian Robertson (Defendant)  
3443 E. Lake Dr.  
Land O' Lakes, FL 34639  
and  
Smith, Richard, Registered Agent for  
R & J Custom Cabinets Inc. (Defendant DBA)  
3907 W. Cayuga Street  
Tampa, FL 33614  
**FOR NOTIFICATION PURPOSES ONLY:**  
Gullo, Robert K  
Gullo, Laurie A (Property Owner of Violation Address)  
3071 Landmark Blvd.  
#1404  
Palm Harbor, FL 34684-5052  
VIOLATION ADDRESS: 3071 Landmark Blvd.  
#1404  
Palm Harbor, FL 34684-5052

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
22-14 (1)	3071 Landmark Blvd. #1404 Palm Harbor, FL 34684-5052	C23-1446 Unlicensed contracting to perform cabinet uninstall, reinstall and repair within Pinellas County, FL.
22-14 (6)	3071 Landmark Blvd. #1404 Palm Harbor, FL 34684-5052	C23-1447 Unlicensed advertising for cabinetry work on invoice dated 11/30/2020, when not so certified to do so within Pinellas County, FL.

**ITEM: 05**

DEPARTMENT: PCCLB  
MATTER: No Permit Code Violation; Unlicensed Contracting Code Violation  
CASE NO: 2023-2611-1  
INVESTIGATOR: C. Ferland  
CITATION(S) NO: C23-1286; C23-1287  
DEFENDANT: Rick P. Nassenstein  
NOTICE ADDRESS: Rick P. Nassenstein (Defendant)  
135 Harbor Dr  
Palm Harbor, FL 34683  
and

**FOR NOTIFICATION PURPOSES ONLY:**

Komenda, Jason, Registered Agent for  
Gulf to Bay Flippers LLC (Defendant DBA)  
135 Harbor Dr  
Palm Harbor, FL 34683  
and  
Gulf to Bay Flippers LLC (Property Owner of Violation  
Address)  
135 Harbor Dr  
Palm Harbor, FL 34683-5404  
VIOLATION ADDRESS: 1820 Sutherland Dr. W.  
Palm Harbor, FL 34683

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
22-14 (5)	1820 Sutherland Dr. W. Palm Harbor, FL 34683	C23-1286 Work without the required permit to perform new roof, ac, windows, doors, fascia, electrical and interior demo/remodel within Pinellas County, FL.
22-14 (1)	1820 Sutherland Dr. W. Palm Harbor, FL 34683	C23-1287 Unlicensed contracting to perform new roof, ac, windows, doors, fascia, electrical and interior demo/remodel within Pinellas County, FL.



**ITEM: 06**

DEPARTMENT: PCCLB  
MATTER: Unlicensed Contracting Code Violation; Advertising Code Violation; Holding Out Code Violation  
CASE NO: CLB-MG24-00014; CLB-MG24-00015; CLB-MG24-00016  
INVESTIGATOR: C. Ferland  
CITATION(S) NO: CLB-CT24-00053; CLB-CT24-00054; CLB-CT24-00055  
DEFENDANT: Michael Don Sparks  
NOTICE ADDRESS: Michael Don Sparks (Defendant)  
14399 US Hwy 19 N  
Clearwater, FL 33764

**FOR NOTIFICATION PURPOSES ONLY:**

Michael Sparks, owner of  
Pools NextDoor  
14399 US Hwy 19 N  
Suite A  
Clearwater, FL 33764  
And  
Michael Sparks, owner of  
Mr. Pools M.D. dba Pools NextDoor  
14399 US 19 North  
Clearwater, FL 33764  
And  
Andrus, Nicholas  
Andrus, Pamela (Owners of Violation Address)  
651 Royal Dornock Ct.  
Tarpon Springs, FL 34688-6326  
VIOLATION ADDRESS: 651 Door Knock Ct  
Tarpon Springs, FL 34688

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
22-14 (1)	651 Door Knock Ct Tarpon Springs, FL 34688	CLB-CT24-00053 Unlicensed contracting via estimate 1164 dated 11/20/2023 for pool repair services when not so qualified to do so within Pinellas County, FL.
22-14 (6)	651 Door Knock Ct Tarpon Springs, FL 34688	CLB-CT24-00054 Advertising via for pool repair services when not so qualified to do so within Pinellas County, FL.
22-14 (4)	651 Door Knock Ct Tarpon Springs, FL 34688	CLB-CT24-00055 Holding out as licensed and insured when not so qualified to do so within Pinellas County, FL.

**ITEM: 07**

DEPARTMENT: PCCLB  
MATTER: Advertising Code Violation  
CASE NO: CLB-MG24-00017  
INVESTIGATOR: L. Thomas  
CITATION(S) NO: CLB-CT24-00038  
DEFENDANT: Albi Mihaj  
NOTICE ADDRESS: Albi Mihaj (Defendant)  
385 S. McMullen Booth Rd, Apt. 62  
Clearwater, FL 33759  
VIOLATION ADDRESS: Advertising, FL –Clearwater, FL

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
22-14 (6)	Advertising, FL –Clearwater, FL	CLB-CT24-00038 Unlicensed advertising on the back window of his work vehicle in Pinellas County, FL.