

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

May 12, 2025

**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 Petitioners / Respondents / Witnesses
3. Cases:
 - a. New Cases
 - b. Rehearings / Reconsiderations
 - c. Petitions
4. County Attorney Matters (as needed)
5. Adjournment / Hearing Closed

9:00 A.M.

ITEM: 01

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s)
CASE NO: CCM-25-00022
OFFICER: B. Hughes
OWNER: Deutsche Bank Nal Trus Company TRE
CDC Mortgage Capital Trust 2003 HE4 Mortgage Pass
NOTICE ADDRESS: Deutsche Bank Nal Trus Company TRE
CDC Mortgage Capital Trust 2003 HE4 Mortgage Pass
C/O PHH Mortgage Corporation
1 Mortgage Way Stop SV03
Mount Laurel, NJ
VIOLATION ADDRESS: 1825 134TH Ave
Seminole, FL 33778

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	1825 134 TH Ave Seminole, FL 33778	Exterior surfaces are in disrepair and poor condition with peeling paint, rotted wood, bare surfaces without protective covering/treatment (stain/paint), hole to exterior, unattached cover on cable box, and algae like substance present. Windows are not in good repair and condition with boarded/broken window and damaged/missing screens. Roof is not free from defects with tarps on roof and damaged/missing fascia.
58-304 (TD)	1825 134 TH Ave Seminole, FL 33778	An accumulation of trash and debris was present on property to include but not limited to loose trash, discarded piping, discarded wood/dilapidated fence paneling, shopping cart, fallen tree/tree limbs, and branches/vegetative debris/rubbish. Untended growth of vegetative matter (overgrowth) and excessive accumulation of weeds or other plant material was present on property.

ITEM: 02

DEPT: Code Enforcement
MATTER: Zoning Code Violation(s)
CASE NO: CCM-25-00023
OFFICER: B. Hughes
OWNER: Keirstead, Shelley
NOTICE ADDRESS: Keirstead, Shelley
Keirstead, Keith R
3920 50th Ave N
St. Petersburg, FL 33714
And
Keirstead, Shelley
3920 50th Ave N
St. Petersburg, FL 33714
VIOLATION ADDRESS: 3920 50th Ave N
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
138-90 (ZO)	3920 50 th Ave N St. Petersburg, FL 33714	138-90: Placing and maintaining a carport (20'x20') on property without first obtaining zoning clearance.

ITEM: 03

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Inoperable Vehicle
Code Violation(s); Trash and Debris Code Violation; Zoning
Code Violation(s)
CASE NO: CCM-25-00024
OFFICER: B. Hughes
OWNER: Youster, Joy
NOTICE ADDRESS: Youster, Joy
4909 47th Ave. N.
St. Petersburg, FL 33709-3813
VIOLATION ADDRESS: 4909 47th Ave. N.
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	4909 47 th Ave. N. St. Petersburg, FL 33709	Exterior surfaces are not maintained in good repair and condition to include but not limited to the following: 1. Chipped/peeling paint around gable vent, trim around garage door, and trim around windows. 2. Siding is in disrepair with broken, missing, and/or damaged sections. 3. Window is secured by plywood for a period longer than 90 days.
58-270 (IV)	4909 47 th Ave. N. St. Petersburg, FL 33709	The parking/storing of an inoperative vehicle in residentially zoned property to include but not limited to a Gray Ford F-150 with an expired tag displayed, DXG9V, 09/23.
58-304 (TD)	4909 47 th Ave. N. St. Petersburg, FL 33709	An accumulation of trash and debris was present on property to include but not limited to discarded cardboard, plastic bins, scrap wood, loose trash, and similar miscellaneous items throughout the property.
138-3220 (ZO)	4909 47 th Ave. N. St. Petersburg, FL 33709	The outdoor storage of items not appropriate for outdoor storage to include but not limited to pavers, building supplies, buckets, exterior door, multiple bags with landscaping or building materials, indoor table, and similar miscellaneous items. The outdoor storage of permissible items not screened from public view to include refuse containers.

138-90 (ZO)	4909 47 th Ave. N. St. Petersburg, FL 33709	The partial installation of a paver driveway without first obtaining an approved zoning clearance.
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ITEM: 4

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-25-00026
OFFICER: B. Hughes
OWNER: Florida Dream Center Inc.
NOTICE ADDRESS: Florida Dream Center Inc.
4017 56th Ave N
St. Petersburg, FL 33714-1737
And
Schaeffer, Matthew, Registered Agent for
Florida Dream Center Inc.
4017 56th Ave N
St. Petersburg, FL 33714-1737
And
Schaeffer, Matthew, Director For
Florida Dream Center Inc
4017 56th Ave N
St. Petersburg, FL 33714-1737
And
Felix, Danilo, Director for
Florida Dream Center Inc
4017 56th Ave N
St. Petersburg, FL 33714-1737
VIOLATION ADDRESS: 4017 56th Ave N
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	4017 56 th Ave N St. Petersburg, FL 33714	The exterior of the primary structure and accessory structures are not maintained in good repair and condition to include but not limited to dirt and/or algae growth present, damaged wood on exterior surfaces, chipped/peeling paint, bare wood with no protective treatment (paint), plywood covering window openings, damaged brick veneer/stucco on exterior surfaces, damaged roofing which has exposed roof decking & separation from structure, damaged pavement, chain link fencing & gate in a state of disrepair with damaged/separated fencing & missing hardware. Exterior premises are not free from nuisances to include but not limited to multiple pallets, construction materials, miscellaneous equipment, plastic containers,

		cardboard boxes, damaged roofing material, items draped with blue tarps, and similar miscellaneous items throughout the property.
138-179 (ZO)	4017 56 th Ave N St. Petersburg, FL 33714	Failure to adhere to an approved site plan (8709W) to include but not limited to placement and storage of multiple intermodal containers, installation of parking stops/places, installation & placement of accessory structures/shelving, placement of a dumpster, and parking/storing of vehicles and equipment in areas not designated on site plan.

ITEM: 05

DEPT: Code Enforcement
MATTER: Zoning Code Violation(s)
CASE NO: CCM-25-00030
OFFICER: B. Hughes
OWNER: Fontaine, Christopher J
Fontaine, Lindsay
NOTICE ADDRESS: Fontaine, Christopher J
Fontaine, Lindsay
Fontaine, Glenda A
341 6th Ave. N.
Tierra Verde, FL 33715-1846
VIOLATION ADDRESS: 341 6th Ave. N.
Tierra Verde, FL 33715

VIOLATION(S):

Code Section	Location	Violation
138-90 (ZO)	341 6 th Ave. N Tierra Verde, FL 33715	The placement, construction, and expansion of a paver driveway and retaining wall on property without first obtaining an approved zoning clearance.
154-231 (ZO)	341 6 th Ave. N Tierra Verde, FL 33715	The placement, construction, and expansion of a paver driveway and retaining wall in the right-of-way without first having obtained a right-of-way permit.

ITEM: 06

DEPT: Code Enforcement
MATTER: Zoning Code Violation(s)
CASE NO: CCM-25-00031
OFFICER: B. Hughes
OWNER: H P A Borrower 2017 1 ML LLC
NOTICE ADDRESS: H P A Borrower 2017 1 ML LLC
120 S Riverside Plz Ste 2000
Chicago, IL 60606-6995
And
Corporation Service Company, Registered Agent for
H P A Borrower 2017 1 ML LLC
1201 Hays Street
Tallahassee, FL 32301-2525
And
HPA Equity Owner 2017-1 ML LLC, Title Member for
H P A Borrower 2017 1 ML LLC
15771 Red Hill Ave.
Tustin, CA 92780
VIOLATION ADDRESS: 12908 Mia Cir
Largo, FL 33774

VIOLATION(S):

Code Section	Location	Violation
154-231 (ZO)	12908 Mia Cir Largo, FL 33774	The utilization of Pinellas County right-of-way in a manner that poses a risk of damage to public infrastructure to include but not limited to the use of Wilcox Rd right-of-way as vehicular access to the property located at 12908 Mia Circle, Largo, FL 33774, thereby, causing damage to the sidewalk and associated landscaping without first having obtained a right-of-way permit.

ITEM: 07

DEPT:	Code Enforcement
MATTER:	Petitioner's Motion to Initiate Foreclosure
CASE NO:	CFC-25-00005
OFFICER:	B. Hughes
OWNER:	United Wealth Builders LLC
NOTICE ADDRESS:	United Wealth Builders LLC 2526 W Tampa Blvd Ste E Tampa, FL 33607
VIOLATION ADDRESS:	4680 68 th Ln N St. Petersburg, FL 33709 PID # 06-31-16-61506-000-0080

ITEM: 08

DEPT:	Code Enforcement
MATTER:	Petitioner's Motion to Initiate Foreclosure
CASE NO:	CFC-25-00006
OFFICER:	B. Hughes
OWNER:	United Wealth Builders LLC
NOTICE ADDRESS:	United Wealth Builders LLC 2526 W Tampa Blvd Ste E Tampa, FL 33607
VIOLATION ADDRESS:	4680 68 th Ln N St. Petersburg, FL 33709 PID # 06-31-16-61506-000-0070

ITEM: 09

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s)
CASE NO: CCM-25-00029
OFFICER: D. Devol
OWNER: Ahmad, Nofan A
Mahmoud, Hana
NOTICE ADDRESS: Ahmad, Nofan A
Mahmoud, Hana
2325 119th St.
Largo, FL 33778-1038
VIOLATION ADDRESS: 11890 Ulmerton Rd
Largo, FL 33778

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH Comm)	11890 Ulmerton Rd Largo, FL 33778	The failure to maintain and keep the exterior of the premises and structure free of all nuisances to include but not limited to: discarded scrap lumber and plywood, opened black plastic trash bags, and litter scattered throughout the property. Also, failure to maintain wood and vinyl fencing in a state of good repair with sections detached and laying on the ground. Building has bare/untreated wood on the fascia, and exposed insulation around door casing.

ITEM: 10

DEPT:

MATTER:

CASE NO:

ASST CTY ATTORNEY:

OWNER:

NOTICE ADDRESS:

VIOLATION ADDRESS:

CANCELLED

Code Enforcement

Petitioner's Request for Lien Reduction

CM10-00160

David Barrera

Morris, Scott A TRE

Morris, Andrew TRE

Scott A. Morris Trust And

Andrew Morris, Trust (Property Owner)

2323 34th Way

Largo, FL 33771-3978

And

Brian J. Aungst Jr., Esq. (Attorney for Applicant)

625 Court Street

Ste. 200

Clearwater, FL 33756

BJA@MACFAR.COM2301 34th Way

Largo, FL 33771

ITEM: 11

DEPT: Code Enforcement
MATTER: Respondent's Request for Extension of Time
CASE NO: CCM-24-00089
OFFICER: B. Hughes
OWNER: Collin, Michael H Est
NOTICE ADDRESS: Collin, Michael H Est
Earl H. Collin
Bessie W. Collin
4000 52nd St. N.
St. Petersburg, FL 33709-5618
And
Collin, Michael H Est.
4000 52nd St. N.
St. Petersburg, FL 33709-5618
And
Betty Jane Collins (Possible Heir)
571 Tulip Cir E
Auburndale, FL 33823
And
Jason Arthur Collins (Possible Heir)
2263 Parkland Dr.
Lakeland, FL 33811
And
Jason Arthur Collins (Possible Heir)
6075 Velvet Loop
Lakeland, FL 33811
VIOLATION ADDRESS: 4000 52nd St. N.
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
58-270 (IV)	4000 52 nd St. N. St. Petersburg, FL 33709	The parking/storing of inoperable vehicles on property to include but not limited to a red Ford F-250 with an expired tag displayed, ZMV 7082, 02/20, and a blue Chrysler Town and Country with expired tag displayed, Y98 ZWJ, 07/24.
22-299 (MH)	4000 52 nd St. N. St. Petersburg, FL 33709	Roof, fascia, and soffit are in disrepair and poor condition with holes, rotted wood, and missing sections. Exterior walls are in disrepair and poor condition with holes in walls, algae like substance on surfaces, rotted wood, peeling/chipped paint, Windows are not weathertight/watertight and no longer attached inside window frames. Exterior perimeter wall is in disrepair and poor condition with crumbling/missing sections.

22-134 (MH)	4000 52 nd St. N. St. Petersburg, FL 33709	Address number is not displayed/easily legible on mailbox and primary structure.
58-304 (TD)	4000 52 nd St. N. St. Petersburg, FL 33709	Untended growth of vegetative matter (overgrowth) is present on property. An accumulation of trash and debris is present on property to include but not limited to vegetative debris, metal frame, cinder blocks, dilapidated cart and trailer, and similar miscellaneous items.

ITEM: 12

DEPT: Code Enforcement
MATTER: Respondent's Second Request for Extension of Time
CASE NO: CCM-25-00005
OFFICER: B. Hughes
OWNER: RT2 Investments LLC
NOTICE ADDRESS: RT2 Investments LLC
12771 World Plaza Ln Ste 1F
Ft. Myers, FL 33907-4079
And
RT2 Investments LLC
12771 World Plaza Ln
Ste 1-W
Ft. Myers, FL 33907
And
Registered Agents Inc, Registered Agent for
RT2 Investments LLC
7901 4 St. N.
Ste. 300
St. Petersburg, FL 33702
And
Florida SF Manager LLC, Manager for
RT2 Investments LLC
12771 World Plaza Ln
Ste 1-W
Ft. Myers, FL 33907
and
William A. Fisher (Witness for Petitioner)
Fire Marshall
Palm Harbor Fire Rescue
250 Westlake Road
Palm Harbor, FL 34684
firemarshal@palmharborfd.com
And
Coty Walker (Witness for Petitioner)
Fire Prevention Officer | Palm Harbor Fire Rescue
fireprevention@palmharborfd.com
VIOLATION ADDRESS: 37611 US Highway 19 N
Palm Harbor, FL 34684

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	37611 US Highway 19 N Palm Harbor, FL 34684	The exterior of premises and all structures is not kept free from nuisances to include but not limited to trash bags, discarded mattresses, pallets, furniture, construction materials, miscellaneous equipment, cigarette butts. Metal grates, buckets, loose trash, gas cans, inoperable vehicles, a single axle utility trailer containing trash & scrap materials

		<p>(no plate attached), vegetative debris, and similar miscellaneous items. Untended growth of vegetative matter (overgrowth) is present on property.</p> <p>Parking lot is in disrepair with damaged asphalt and broken curbing present. Exterior floor surface is in poor condition with standing water around ice and soda machine with green algae like substance present. Elevator in lobby is in disrepair with Out of Service sign.</p> <p>Exterior of structure is in disrepair/poor condition with multiple holes in interior/exterior walls and soffit, exposed wood without protective coating, multiple holes/tears in awning canvas with tarps & plastic covering openings, damaged stucco, broken/missing roofing tiles, bent/damaged exterior railings, damaged exterior doors, exposed wiring and missing covers, multiple outdoor lights are missing covers/loose fixtures, broken/missing PVC fencing around pool equipment enclosure, and fire extinguisher boxes are missing covers. Storage accessory structure is in disrepair with missing roof sections/siding and rotted wood.</p>
138-3507 (ZO)	37611 US Highway 19 N Palm Harbor, FL 34684	<p>Dumpster and associated enclosure are in disrepair and not kept free from trash and debris.</p> <p>Exterior surfaces are covered with dirt and/or algae like substance, graffiti, and peeling paint. Gates are in disrepair and poor condition with no protective treatment on wood pickets and not attached to enclosure.</p>

ITEM: 13**RESCHEDULED FOR JUNE 16, 2025**

DEPT:

Code Enforcement

MATTER:

Respondent's Request for Extension of Time

CASE NO:

CCM-25-00019

OFFICER:

B. Hughes

OWNER:

Driscoll, Daniel D Jr TRE

NOTICE ADDRESS:

Driscoll, Daniel D Jr TRE

3043 58th Ave. N. Land Trust5761 75th Ave. N.

Pinellas Park, FL 33781-3335

VIOLATION ADDRESS:

3043 58th Ave. N.

St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
138-3220 (ZO)	3043 58 th Ave. N. St. Petersburg, FL 33714	The outdoor storage of items not appropriate for outdoor storage to include but not limited to truck topper, plastic crates/bins, pallets, coolers, ladders, storage totes, indoor furniture, buckets, tarps, dog crate, washing machine, hand cart, cardboard boxes, tools pots/pans, gas cans, and other miscellaneous items. The outdoor storage of permissible items not screened from public view to include refuse containers.
58-304 (TD)	3043 58 th Ave. N. St. Petersburg, FL 33714	An accumulation of trash and debris was present on property to include but not limited to discarded fence sections, trash bags, tree debris, and other miscellaneous trash. Untended growth of vegetative matter (overgrowth) and an excessive accumulation of weeds or other plant material was present on property.
22-298 (MH)	3043 58 th Ave. N. St. Petersburg, FL 33714	Occupying a dwelling(s) not connected to a source of electric power.
22-299 (MH)	3043 58 th Ave. N. St. Petersburg, FL 33714	Windows in multiple structures are not weathertight/watertight with cracks and holes in the windowpanes. Exterior walls are not in sound condition and good repair with rotted wood, wood without protective treatment (paint), not weathertight/watertight with

		openings to the exterior, chipped/peeling paint, algae like substance and staining present, and using materials not solely professionally manufactured for the purposes of storm protection (plywood, plastic, tape, tarps, and similar items). Multiple dwellings in dilapidated condition (Lot 4 and 24).
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