

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

June 16, 2025

**Board of County Commissioners' Assembly Room
J. Mathieu 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:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

Continued from May 12, 2025

Code Enforcement

Zoning Code Violation(s)

CCM-25-00025

D. Devol

Elite Management LLC

Elite Management LLC

1934 Cove Lane

Clearwater, FL 33764-6427

And

Elite Management LLC

10601 Belcher Rd S.

Seminole, FL 33777

And

Guzman, Alejandra, Registered Agent

Elite Management, LLC

10601 Belcher Rd S

Seminole, FL 33777

And

Bridgeforth, James, Manager For

Elite Management, LLC

10601 Belcher Rd S

Seminole, FL 33777

And

Garcia, Ricardo, Manager For

Elite Management, LLC

10601 Belcher Rd S

Seminole, FL 33777

And

Lyle Fowler

Pinellas County Parks and Recreation

12520 Ulmerton Rd.

Largo, FL 33774

lfowler@pinellas.gov

and

David Barrera, Esq.

Pinellas County Attorney's Office

315 Court Street

6th Floor

Clearwater, FL 33756

dbarrera@pinellas.gov

and

Maria White, Esq.

Pinellas County Attorney's Office

315 Court Street

6th Floor

Clearwater, FL 33756

mcwhite@pinellas.gov

VIOLATION ADDRESS: 1530 S. Ft. Harrison Ave.
Clearwater, FL 33756

VIOLATION(S):

Code Section	Location	Violation
154-231 (ZO)	1530 S. Ft. Harrison Ave. Clearwater, FL 33756	Placement of an asphalt parking area within the County right-of-way without first obtaining a right-of-way permit.

ITEM: 02

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

Continued from May 12, 2025

Code Enforcement

Respondent's Request for Extension of Time

CCM-25-00019

B. Hughes

Driscoll, Daniel D Jr TRE

Driscoll, Daniel D Jr TRE

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

Pinellas Park, FL 33781-3335

and

Law Office of Jovic & Koulianos, P.A.

Attn: Dan Jovic, Esq.

2999 Alt-19 N.

Ste. A

Palm Harbor, FL 34683

DAN@JOCICLAW.COM

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).
-------------	---	--

ITEM: 03

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

Zoom and In-Person Hearing

Code Enforcement

Petitioner's Motion to Initiate Foreclosure

CFC-25-00007

D. Devol

Harris, Roger

Hardin, Daniel J

Harris, Roger

Hardin, Daniel J. ET AL

1121 Belleair Rd.

Clearwater, FL 33756

And

Roger Harris

7140 Lenox Drive

New Port Richey, FL 34653

And

Daniel J. Hardin

1023 Locust Street NE

St. Petersburg, FL 33701

And

James D. Hardin

855 E Stagecoach Tril

Lawndale, NC 28090

And

Kenneth R Harris Jr.

6724 17th Lane

St. Petersburg, FL 33702

And

Cynthia A Williams

6608 S Frankfurter Way

Homosassa, FL 34446

And

Terry L Garton

18200 Retriever Road

Brooksville, FL 34614

And

James A Harris

1001 Starkey Road

Lot 141

Largo, FL 33771

And

William Harris

3889 W Whippoorwill Street

Lecanto, FL 34461

And

Martha Cooper

15794 County Road 252

Live Oak, FL 32060

And

Ronald Hall

7361 Fred Perry Road

Glen St. Mary, FL 32040

And
Rita Combs
10308 Bailey Ann Lane
Glen St. Mary, FL 32040
And
Carl Pringle
6190 E C 478
Webster, FL 33597
And
Allan Dale Pringle
6012 SW 75th Terrace
Apt. 302
Gainesville, FL 32608
And
Preston Neal Pringle
60069 Highway 23
Smithville, MS 38870
And
Donna Pringle
12525 SW 49th Way
Webster, FL 33597
And
Nancy Gleason
4981 SW 125th Road
Webster, FL 33597
And
Louise Rutland
152 County Road 395
Saltillo, MS 38866
And
Velda Joyce Hall
399 W Ocala Street
Umatilla, FL 32784
And
James D Hall
2942 Dalton Street
Vernon, FL 32462
And
Deborah L Kanter
7309 Cay Drive
Port Richey, FL 34688
And
Donna C. Fisher
4771 SE 161 Street
Ocklawaha, FL 3279
And
Stephen M Hall
1421 Ellison Lane
Lakeland, FL 33801
And
Linda Whaley
585 Sky Harbor Drive

Lot 112
Clearwater, FL 33759
And
Barbara Mumaw
216 5th Avenue SW
Largo, FL 33770
And
Leroy M Hall
DC# 057316
Union Correctional Institution
25636 NE SR-16
Raiford, FL 32083
And
Jack E Brannen
2155 Calusa Trail
Apt 2
Holiday, FL 34690
And
Tammy Peterson
15550 Galaxie Avenue
Apt 118
Saint Paul, MN 55124
And
Thelma Kamman
11510 East Bay Road
Gibson, FL 33534
And
Debra McComas
11510 East Bay Road
Gibson, FL 33534
And
Brenda Kilpatrick
2315 Water Bluff Drive
Jacksonville, FL 32228
And
Richard Lee Brannen, Jr.
5634 5th Ave. N.
St. Petersburg, FL 33710
And
Todd Brannen
611 Bellevue Blvd
Clearwater, FL 33756
And
Jason A Brannen
4600 Highway 52 S
Lot 29
Minot, ND 58701
And
Kenneth Stephens
3367 NW 17th Street
Fort Lauderdale, FL 33311
And

Tammy L Larsen
723 E Lincoln Trail Blvd
Radcliff, KY 40160
And
Betty Seymore
8531 Dandeloin Street
Apt 5
Hudson, FL 34667
And
Tanya Kimbrell
1526 Farmstead Road
Rock Hill, SC 29732
And
Sharon Cote
20741 State Road 120
Bristol, IN 46507
And
Robert M Gautney
5633 Goat Hill Road
Samson, AL 36477
And
Emmett W. Gautney
4888 Trevi Drive
Jacksonville, FL 32257
And
Kim McDonald
6990 52nd Street N
Pinellas Park, FL 33781
And
Laura Pringle
4981 SW 125th Road
Webster, FL 33597

VIOLATION ADDRESS: 1121 Belleair Rd
Clearwater, FL 33756

ITEM: 4

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-25-00027
OFFICER: B. Hughes
OWNER: Madera, Evelyn
NOTICE ADDRESS: Madera, Evelyn
7272 60th Ave. N.
St. Petersburg, FL 33709-1341
VIOLATION ADDRESS: 7272 60th Ave. N.
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	7272 60 th Ave. N. St. Petersburg, FL 33709	Failure to maintain the exterior walls/surfaces of the dwelling in good repair and condition to include but not limited to diminished and/of peeling paint on exterior surfaces. Rain gutters are in disrepair with damaged screens and contain vegetative matter that prohibit drainage.
58-270 (ZO)	7272 60 th Ave. N. St. Petersburg, FL 33709	The parking/sorting of an inoperable vehicle on residentially zoned property, black BMW 328x with flat tires and an expired registration tag affixed (HDD E18) (Expired 11/18).

ITEM: 05

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Inoperable Vehicle
Code Violation; Trash and Debris Code Violation
CASE NO: CCM-25-00032
OFFICER: B. Hughes
OWNER: Fletcher, Elizabeth
NOTICE ADDRESS: Fletcher, Elizabeth
Fletcher, Maureen A
5305 48th Ter N
St. Petersburg, FL 33709-3855
And
Fletcher, Elizabeth
5305 48th Ter N
St. Petersburg, FL 33709-3855
VIOLATION ADDRESS: 5305 48th Ter N
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	5305 48 th Ter N St. Petersburg, FL 33709	Roof and all portions of the roof are not free from defects to include but not limited to holes, rotted wood, shingles in disrepair, and sections of soffit and fascia missing/deteriorated. Exterior surfaces are not in sound condition and good repair with chipped/peeling paint, rotted wood, algae like substance present, and deteriorated siding. Sections of exterior do not have protective treatment. Window screens are not in good repair and condition with holes present.
58-270 (IV)	5305 48 th Ter N St. Petersburg, FL 33709	Parking/storing an inoperative vehicle on residentially zoned property to include but not limited to a red Mitsubishi with an expired tag affixed, Y96 6AZ, 02/24.
58-304 (TD)	5305 48 th Ter N St. Petersburg, FL 33709	Untended growth of vegetative matter (overgrowth) was present on property to include but not limited to vegetative overgrowth on roof, soffit, side of structure, and throughout property. An accumulation of trash and debris was present to include but not limited to discarded material, vegetative debris, shingles, and similar miscellaneous items.

ITEM: 06

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

Zoom Hearing

Code Enforcement

Trash and Debris Code Violation; Zoning Code Violation(s)

CCM-25-00035

B. Hughes

Sandacres Properties LLC

Sandacres Properties LLC

1629 Concord St.

Dunedin, FL 34698-6312

And

Scott, Michael V, Registered Agent for

Sandacres Properties LLC

1629 Concord St.

Dunedin, FL 34698-6312

And

Scott, Michael V, Managing Member for

Sandacres Properties LLC

1629 Concord St.

Dunedin, FL 34698-6312

VIOLATION ADDRESS: 15197 Avalon Ave

Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	15197 Avalon Ave Clearwater, FL 33760	An accumulation of trash and debris was present on property to include but not limited to trash bags, bottles, cans, hangers, plywood, cardboard, piping, tire, and similar miscellaneous items.
138-3220 (ZO)	15197 Avalon Ave Clearwater, FL 33760	The outdoor storage of items not appropriate for outdoor storage to include but not limited to building materials, buckets, landscaping materials, plastic tubs and bins, indoor furniture, cookers, extension cords, landscaping equipment, hangers, tarps, had truck, children's toys, and many similar items.
138-3703 (ZO)	15197 Avalon Ave Clearwater, FL 33760	Fences on property are not in good repair and condition with rotted/broken/missing pickets, leaning sections, sections unattached to support posts, algae like substance/dirt on surfaces, and sections with no protective coating.

ITEM: 07

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

VIOLATION ADDRESS:

Cancelled

Code Enforcement

Zoning Code Violation(s)

CCM-25-00042

D. Devol

Gilaj, Dritan

Gilaj, Suzana

Gilaj, Dritan

Gilaj, Suzana

10516 Juliano Dr.

Riverview, FL 33569-8712

14957 Newport Rd.

Clearwater, FL 33764

VIOLATION(S):

Code Section	Location	Violation
138-3232 (ZO)	14957 Newport Rd. Clearwater, FL 33764	Advertising of a short-term rental for more than the allowed maximum occupancy of 10 guests.

ITEM: 08**Rescheduled August 15, 2025**

DEPT:

Code Enforcement

MATTER:

Minimum Housing Code Violation(s)

CASE NO:

CCM-25-00044

OFFICER:

D. Devol

OWNER:

Gilaj, Dritan

NOTICE ADDRESS:

Gilaj, Dritan

10516 Juliano Dr.

Riverview, FL 33569-8712

VIOLATION ADDRESS:

1774 Albemarle Rd.

Clearwater, FL 33764

VIOLATION(S):

Code Section	Location	Violation
154-231 (MH Comm)	1774 Albemarle Rd. Clearwater, FL 33764	Placing and maintaining of artificial turf on County Right of way without first obtaining a right of way Permit.
138-3232	1774 Albemarle Rd. Clearwater, FL 33764	Advertising of a short-term rental for more than the allowed maximum occupancy of 10 guests.

ITEM: 09

DEPT: Code Enforcement
MATTER: Trash and Debris Code Violation; Zoning Code Violation(s)
CASE NO: CCM-25-00034
OFFICER: B. Hughes
OWNER: Jefferson Trust
Coons, Clint TRE
NOTICE ADDRESS: Jefferson Trust
Coons, Clint TRE
3225 McLeod Dr. Ste 100
Las Vegas, NV 89121-2257
VIOLATION ADDRESS: 1622 S Jefferson Ave
Clearwater, FL 33756

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	1622 S Jefferson Ave Clearwater, FL 33756	Untended growth of vegetative matter (overgrowth) was present on property. An accumulation of trash and debris was present on property to include but not limited to fence debris and vegetative debris.
138-3703 (ZO)	1622 S Jefferson Ave Clearwater, FL 33756	Fence is not maintained in sound condition and good repair with broken/missing pickets, damaged sections, leaning panels, broken gates, and not kept painted or have similar protective coating.

ITEM: 10

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-25-00036
OFFICER: B. Hughes
OWNER: Johnson, Chester Lorenzo
NOTICE ADDRESS: Johnson, Chester Lorenzo
1295 Church St.
Seminole, FL 33778-1147
VIOLATION ADDRESS: 1295 Church St
Seminole, FL 33778

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	1295 Church St Seminole, FL 33778	A dwelling in a state of ruin due to fire damage requiring repair or demolition with appropriate permits.
58-270 (IV)	1295 Church St Seminole, FL 33778	The parking/storing of inoperative vehicles on property to include but not limited to a utility trailer with no tag affixed and a utility trailer with an expired tag affixed, CH5 9IL, 01/25.
58-304 (TD)	1295 Church St Seminole, FL 33778	Untended growth of vegetative matter (overgrowth) was present on property. An accumulation of trash and debris was present on property to include but not limited to fallen silt fence, vegetative debris, construction materials, cinder blocks, lumber, plastic, electric cords, and similar miscellaneous items.
138-3210 (ZO)	1295 Church St Seminole, FL 33778	The occupying of a recreational vehicle/motorhome as an accessory dwelling unit on property.
138-3220 (ZO)	1295 Church St Seminole, FL 33778	The outdoor storage of items not appropriate for outdoor storage to include but not limited to hand truck, equipment, luggage, basketball hoop, indoor furniture, appliances, and miscellaneous similar items. The outdoor storage of permissible items not screened

		from public view to include refuse/recycling containers and canoe.
--	--	--

ITEM: 11

DEPT: Code Enforcement
MATTER: Respondent's Objection to Affidavit of Non-Compliance
CASE NO: CCM-24-00085
OFFICER: D. Devol
OWNER: McKee, Doreen
NOTICE ADDRESS: McKee, Doreen
4785 Lakeshore Loop
Oldsmar, FL 34677-6315
doreenmckee@me.com
VIOLATION ADDRESS: 4785 Lakeshore Loop
Oldsmar, FL 34677

ITEM: 12

DEPT: Code Enforcement
MATTER: Respondent's Objection of Affidavit of Non-Compliance
CASE NO: CCM-24-00095
OFFICER: D. Devol
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
Michelle Ault
21706 73rd Ave. E.
Bradenton, FL 34211
MEA904@GMAIL.COM
Tiffany M. Cerniglio, Esq.
Harris, Barrett, Mann & Dew, P.A.
Tyrone Towers
1700 66th St. N.
Ste. 502
St. Petersburg, FL 33710
TIFFANY@HBMDLAW.COM
VIOLATION ADDRESS: 4000 52ND St. N.
St. Petersburg, FL 33709