

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

July 14, 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: Petitioner's Motion to Initiate Foreclosure
CASE NO: CFC-25-00009
OFFICER: B. Hughes
OWNER: DDDC Holdings LLC
NOTICE ADDRESS: DDDC Holdings LLC (Property Owner)
8816 Moran Ln
Tampa, FL 33635-1318
And
Del Carmen, Destiny D, Registered Agent For
DDDC Holdings LLC (Property Owner)
8816 Moran Ln
Tampa, FL 33635-1318
And
Del Carmen, Destiny D, Manager For
DDDC Holdings LLC (Property Owner)
8816 Moran Ln
Tampa, FL 33635-1318
And
Revocable Family Trust LLC (Interested Party)
4532 West Kennedy Blvd
Tampa, FL 33609
And
Beacon Hill Corporate Services, LLC, Registered Agent For
Revocable Family Trust LLC (Interested Party)
315 S Plant Avenue
Tampa, FL 33606
And
B4V 311 LLC, Manager For
Revocable Family Trust LLC (Interested Party)
4532 W. Kennedy Blvd.
Unit 452
Tampa, FL 33609
VIOLATION ADDRESS: 5831 64th St. N.
St. Petersburg, FL 33709

ITEM: 02

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-25-00037
OFFICER: B. Hughes
OWNER: 275 HYW Holdings LLC
NOTICE ADDRESS: 275 HYW Holdings LLC
6036 45th Ave. N.
St. Petersburg, FL 33709-5107
and
275 HYW Holdings LLC
2500 55th Ave. N.
St. Petersburg, FL 33714
And
Pagan Guzman, Jose E, Registered Agent For
275 HYW Holdings LLC
2500 55 Ave.
St. Petersburg, FL 33714
And
Pagan Guzman, Jose E, Authorized Member For
275 HYW Holdings LLC
2500 55 Ave.
St. Petersburg, FL 33714
And
Matt Newton, Esq.
Shumaker, Loop & Kendrick, LLP
101 East Kennedy Blvd.
Ste. 2800
Tampa, FL 33602
MNEWTON@SHUMAKER.COM
And
Yoni Wasser
Shumaker, Loop & Kendrick, LLP
101 East Kennedy Blvd.
Ste. 2800
Tampa, FL 33602
YWASSER@SHUMAKER.COM
VIOLATION ADDRESS: 2500 55th Ave. N.
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	2500 55 th Ave. N. St. Petersburg, FL 33714	The exterior of premises and all structures are not kept free from all nuisances to include but not limited to discarded tires, inoperative equipment, stacks of pavers, buckets, automotive parts, tools, batteries, pallets, lumber, and similar miscellaneous items.

		<p>Fence is in disrepair with broken/missing pickets and sections with no protective treatment (paint/stain).</p> <p>The exterior of every structure and accessory structure are no maintained in good repair and condition with tarps covering roof and exterior surfaces.</p>
138-90 (ZO)	2500 55 th Ave. N. St. Petersburg, FL 33714	<p>Operation of Pagan Towing and vehicle storage on property without first obtaining an approved zoning clearance. (Note: During DRM-21-00021 and DRM-23-00138, you were informed a zoning clearance/site plan would be required to operate the towing business.)</p> <p>Placing/storing the following items on property without first obtaining an approved zoning clearance: shipping container building shelter, intermodal containers, dumpster, fence, vehicle parking/storage, and storage containers.</p>

ITEM: 03

DEPT: Code Enforcement
MATTER: Inoperable Vehicle Code Violation(s); Trash and Debris
Code Violation(s); Prohibited Vehicle Code Violation(s);
Zoning Code Violation(s)
CASE NO: CCM-25-00038
OFFICER: B. Hughes
OWNER: Ray, Robert Joseph
NOTICE ADDRESS: Ray, Robert Joseph
5241 48th Ave. N.
St. Petersburg, FL 33709-3833
VIOLATION ADDRESS: 5241 48th Ave. N.
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
58-270 (IV)	5241 48 th Ave. N. St. Petersburg, FL 33709	The parking/storing of an inoperative vehicle on residentially zoned property to include but not limited to a blue Honda CR-V with an expired tag displayed, 20D EBS, 03/25.
58-304 (TD)	5241 48 th Ave. N. St. Petersburg, FL 33709	An accumulation of trash and debris was present on property to include but not limited to pavers, scrap wood, broken pieces of concrete/block, and miscellaneous similar items.
122-37 (PV)	5241 48 th Ave. N. St. Petersburg, FL 33709	The parking/storing of a prohibited vehicle in a residential zoning district (R-3) to included but not limited to a blue/green Burly 12 Mini Excavator.
138-3220 (ZO)	5241 48 th Ave. N. St. Petersburg, FL 33709	The outdoor storage of items not appropriate for outdoor storage to include but not limited to ladder, extension cords, buckets, levels, rolling work chair, bottles, spray cleaners/chemicals, equipment, metal ramps, metal drum, and similar miscellaneous items. The outdoor storage of permissible items not screened from public view to include refuse contains and gas grill.

ITEM: 4

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

Continued to July 21, 2025

Code Enforcement

Zoning Code Violation(s)

CCM-25-00040

D. Devol

Countryside Glass & Mirror Inc.

Countryside Glass & Mirror Inc.

2650 Gandy Blvd N.

St. Petersburg, FL 33702

And

Miner, Kenny, Registered Agent for

Countryside Glass & Mirror Inc.

1955 Saddlehill Road South

Dunedin, FL 34698

And

Miner, Kenny, President for

Countryside Glass & Mirror Inc.

1955 Saddlehill Road South

Dunedin, FL 34698

And

Miner, Kevin, Vice-President for

Countryside Glass & Mirror Inc.

774 St Anne Dr.

Dunedin, FL 34698

And

Miner, Meghan, Treasurer for

Countryside Glass & Mirror Inc.

1955 Saddlehill Road South

Dunedin, FL 34698

And

Miner, Cynthia, Secretary for

Countryside Glass & Mirror Inc.

774 St Anne Dr.

Dunedin, FL 34698

and

Gill, Keith, Secretary for

Countryside Glass & Mirror Inc.

1215 Royal Oak Dr.

Dunedin, FL 34698

VIOLATION ADDRESS:

28660 US Hwy 19 N

Clearwater, FL 33761

VIOLATION(S):

Code Section	Location	Violation
138-90	28660 US Hwy 19 N Clearwater, FL 33761	Placing/maintaining of multiple intermodal containers on the property and the construction/placement of a 6 foot high chain-link fence with gates and barbed wire strands without first obtaining zoning clearances.

138-179	28660 US Hwy 19 N Clearwater, FL 33761	Failure to obtain and adhere to an approved site plan prior to changing the property use to a storage facility and making multiple site alterations, ie. installation of fencing and placement of intermodal container.
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ITEM: 05

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Inoperable Vehicle Code Violation; Trash and Debris Code Violation; Zoning Code Violation(s)
CASE NO: CCM-25-00039
OFFICER: B. Hughes
OWNER: Ferrante, Jeffrey J Est.
NOTICE ADDRESS: Ferrante, Jeffrey J Est.
5167 40th St. N. Apt A
St. Petersburg, FL 33714-2239
And
All Unknown Spouses and Heirs Of
Ferrante, Jeffrey J Est.
5167 40th St. N. Apt. A
St. Petersburg, FL 33714-2239
VIOLATION ADDRESS: 5167 40th St. N. #A
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	5167 40 th St. N. #A St. Petersburg, FL 33714	Accessory structure is not maintained in good repair and sound condition with plywood lacking protective treatment (paint/stain), roof not free from defects/covered with tarps.
58-270 (IV)	5167 40 th St. N. #A St. Petersburg, FL 33714	The parking/storing of an inoperative vehicle on residentially zoned property to include but not limited to a white Dodge Ram Truck with an expired tag affixed, BM23JA, 10/24.
58-304 (TD)	5167 40 th St. N. #A St. Petersburg, FL 33714	An accumulation of trash and debris was present on property to include but not limited to discarded wood, pieces of drywall, buckets of construction materials, clot, cardboard, discarded chain link fence, and similar miscellaneous items.
138-3703 (ZO)	5167 40 th St. N. #A St. Petersburg, FL 33714	Fence is in disrepair and poor condition with damaged/missing pickets and posts, missing sections, unattached sections, no paint or similar protective coating, and section not made of wood product typically prefabricated as fencing material.

ITEM: 06

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Inoperable Vehicle
Code Violation; Trash and Debris Code Violation; Zoning
Code Violation(s)
CASE NO: CCM-25-00041
OFFICER: B. Hughes
OWNER: Liston, Nancy Est.
NOTICE ADDRESS: Liston, Nancy Est.
10600 104th St.
Largo, FL 33773-3925
And
All Unknown Spouses and Heirs Of
10600 104th St.
Largo, FL 33773-3925
VIOLATION ADDRESS: 10600 104th St.
Largo, FL 33773

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	10600 104 th St. Largo, FL 33773	Exterior surfaces are not maintained in good repair with chipped/peeling paint present.
58-270 (IV)	10600 104 th St. Largo, FL 33773	The parking/storing of an inoperative vehicle on residentially zoned property to include but not limited to a red Chevrolet Sonic LT with expired tag displayed, DE tag 228552, 07/23.
58-304 (TD)	10600 104 th St. Largo, FL 33773	Untended growth of vegetative matter (overgrowth) was present on property. An accumulation of vegetative debris was present to include vegetative debris in rain gutters and throughout the property.
138-3703 (ZO)	10600 104 th St. Largo, FL 33773	Fence is not maintained in good repair with missing/unattached posts, panels, and pickets.

ITEM: 07

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Inoperable Vehicle
Code Violation; Trash and Debris Code Violation; Zoning
Code Violation(s)
CASE NO: CCM-25-00043
OFFICER: D. Devol
OWNER: Buck, Anthony P Est
NOTICE ADDRESS: Buck, Anthony P Est
214 Maple Ave
Palm Harbor, FL 346874-1224
And
All Unknown Spouses and Heirs Of
Buck, Anthony P Est
214 Maple Ave.
Palm Harbor, FL 34684-1224
VIOLATION ADDRESS: 214 Maple Ave.
Palm Harbor, FL 34684

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	214 Maple Ave. Palm Harbor, FL 34684	Dwelling in deteriorated condition to include but not limited to torn screen on pool enclosure, exterior wall of the dwelling has green staining. The pool is not being maintain and has green stagnant water.
58-304 (TD)	214 Maple Ave. Palm Harbor, FL 34684	An accumulation of untended vegetative overgrowth of grass and weeds. Discarded sandbags and a rubbish pile outside of the pool enclosure. Discarded pieces of wood and metal next to the driveway, and empty plastic bins and cardboard boxes scattered throughout the property.
138-3220 (ZO)	214 Maple Ave. Palm Harbor, FL 34684	Storage of items not appropriate for outdoor storage or items not screened from public view to include but not limited to: plastic storage bins with unknow contents, saw horses and other items in the driveway area covered with tarps, metal shelving and metal storage containers, and other miscellaneous items scattered throughout the property.

ITEM: 08

DEPT: Code Enforcement
MATTER: Inoperable Vehicle Code Violation; Trash and Debris Code Violation; Zoning Code Violation(s)
CASE NO: CCM-25-00046
OFFICER: D. Devol
OWNER: Paulk, Ralph Edward Jr
NOTICE ADDRESS: Paulk, Ralph Edward Jr
PO Box 764
Crystal Beach, FL 34681-0764
VIOLATION ADDRESS: 227 Avery Ave.
Crystal Beach, FL 34681

VIOLATION(S):

Code Section	Location	Violation
58-270 (IV)	227 Avery Ave. Crystal Beach, FL 34681	Parking/storing of an inoperable vehicle on the property to include but not limited to: Red Ford Mustang with flat tires and unknown registration tag.
58-304 (TD)	227 Avery Ave. Crystal Beach, FL 34681	An accumulation of discarded plastic bins & buckets, a tire and other noxious items scattered among the untended overgrowth of vegetative matter, ie. grass and weeds.
138-3220 (ZO)	227 Avery Ave. Crystal Beach, FL 34681	Outdoor storage of inappropriate items and/or permissible items not screened from public view, ie. wheelbarrow, pieces of lumber, oranges cones, discarded 5 gallon buckets, shop vac and numerous other items scattered throughout the property.

ITEM: 09

DEPT: Code Enforcement
MATTER: Trash and Debris Code Violation
CASE NO: CCM-25-00045
OFFICER: B. Hughes
OWNER: 1679 Tilley Ave FI Land Trust No 1
Hilarco LLC Tre
NOTICE ADDRESS: 1679 Tilley Ave FI Land Trust No 1
Hilarco LLC Tre
20423 Ayers Rd.
Brooksville, FL 34604-7064
And
Ippolito, Ilaria, Registered Agent for
Hilarco LLC
20423 Ayers Rd.
Brooksville, FL 34604
And
Ippolito, Ilaria, Managing Member for
Hilarco LLC
20423 Ayers Rd.
Brooksville, FL 34604
And
Ippolito, Pietro A, Managing Member for
Hilarco LLC
20423 Ayers Rd.
Brooksville, FL 34604
And
Ippolito-Craven, Francesca A, Managing Member For
Hilarco LLC
20423 Ayers Rd.
Brooksville, FL 34604
VIOLATION ADDRESS: 1679 Tilley Ave
Clearwater, FL 33756

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	1679 Tilley 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 branch debris, large pile of trash bags and loose garbage, discarded microwave, broken shovel, cardboard, cans, cups, discarded wheelbarrow, and similar miscellaneous items.