

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

August 15, 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: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Inoperable Vehicle
Code Violation(s); Trash and Debris Code Violation(s);
Zoning Code Violation(s)
CASE NO: CCM-25-00052
OFFICER: D. Devol
OWNER: Key, Sandra Est
NOTICE ADDRESS: Key, Sandra Est
11693 127th Ave.
Largo, FL 33778-1557
And
Sandra Smith Cooper
11693 127th Ave.
Largo, FL 33778
And
Darrion Key
Christopher Samuel
Carl Smith
11693 127th Ave.
Largo, FL 33778
And
Jasmine Cooper
Nicole Cooper
30741 Lanesborough Cir
Wesley Chapel, FL 33543-3921
And
Nicole Denise Cooper
11693 127th Ave.
Largo, FL 33778
And
Darrin William Key
Darrin W Key
3741 38th Way S
Apt B
Saint Petersburg, FL 33771
And
Darrin Key
5138 Foxbridge Cir N
Apt. 74
Clearwater, FL 33760
VIOLATION ADDRESS: 11693 127th Ave.
Largo, FL 33778-1557

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	11693 127 th Ave. Largo, FL 33778-1557	Dwelling has defects in need of repair to include but not limited to: windows with torn and/or missing window screens. Exterior walls have areas of peeling paint.
58-270 (IV)	11693 127 th Ave. Largo, FL 33778-1557	Parking/storing of and inoperable vehicle on the property to include but not limited to; Black Range Rover FL tag 49C-BNZ expired 4/24 with no current registration sticker affixed.
58-304 (TD)	11693 127 th Ave. Largo, FL 33778-1557	An accumulation of discarded items scattered around the front and sides of the property, ie. cardboard boxes, white bags of trash, cinder blocks and other noxious items.
138-3703 (ZO)	11693 127 th Ave. Largo, FL 33778-1557	Failure to maintain a chain link fence in a state of good repair, ie. leaning posting and detached fence section.

ITEM: 02

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-25-00049
OFFICER: B. Hughes
OWNER: Franchea, Frank
NOTICE ADDRESS: Franchea, Frank
3079 Woodsong Ln
Clearwater, FL 33761-2024
VIOLATION ADDRESS: 6451 Ulmerton Rd
Largo, FL 33771

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	6451 Ulmerton Rd Largo, FL 33771	The exterior of premises not kept free of nuisances with the accumulation of discarded bagged garbage, car parts, metal scraps, tires, bins and trailer filled with trash and debris, shelving units, brush and weeds. Trees not kept pruned, lawns, hedges, and brushes not kept trimmed and are overgrown and unsightly. Exterior of structures that constitute a blighting factor with peeling paint, areas of bare block and stucco, exterior doors and door frames covered in rust. Signs not maintained in good repair with missing panels and exposed electrical wiring. Drainage pipe in parking lot is not draining resulting in flooded parking spaces.
138-90 (ZO)	6451 Ulmerton Rd Largo, FL 33771	Conducting vehicle salvage operations, operating a storage yard, placing outdoor display/storage on property, and placing a dumpster on the property without first obtaining an approved/issued zoning clearance.
138-179 (ZO)	6451 Ulmerton Rd Largo, FL 33771	Failure to follow an approved site plan (#2702 FAA) to include but not limited to using parking spaces as storage areas, placing outdoor storage/sales displays throughout property, placing outdoor shelving on property, placing oil drums/containers on property, placing dumpster on property, and

		placing/parking vehicles/parts storage in travel lane.
138-3270 (ZO)	6451 Ulmerton Rd Largo, FL 33771	Vehicle service and repair activities not within fully enclosed buildings and the outdoor storage of disabled, wrecked or partially dismantled vehicles exceeding 30 days in a 60 day period.
138-3507 (ZO)	6451 Ulmerton Rd Largo, FL 33771	Dumpster placed on property and not screened from street view with a solid fence or wall minimum of six feet in height. Note: An approved/issued zoning clearance is required to install a dumpster enclosure. Contact BDRS at 727-464-3888 to obtain an approved/issued zoning clearance prior to installing the dumpster enclosure.

ITEM: 03

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-25-00055
OFFICER: D. Devol
OWNER: Schussler, Kenneth Robert
Schussler, Keith Edward
NOTICE ADDRESS: Schussler, Kenneth Robert
Schussler, Keith Edward
9197 108th St.
Seminole, FL 33778
VIOLATION ADDRESS: 11626 108th PI
Largo, FL 33778

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	11626 108 th PI Largo, FL 33778	Failure to maintain a pool in a state of good working order: pool has stagnant brown/green water with a mosquito infestation.
58-304 (TD)	11626 108 th PI Largo, FL 33778	An accumulation of untended vegetative overgrowth, ie. grass and weeds throughout the entire property. Also, sections/pieces of wooden fencing on the ground that need to be removed.
138-3703 (ZO)	11626 108 th PI Largo, FL 33778	Failure to maintain a wooden fence in a state of good repair. Fence has missing and deteriorated pickets, posts and sections.

ITEM: 4

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-25-00048
OFFICER: B. Hughes
OWNER: Technology Development Consultants LLC TRE
Strategic Trust Holdings 74th St N Land Trust
NOTICE ADDRESS: Technology Development Consultants LLC TRE
Strategic Trust Holdings 74th St N Land Trust
P.O. Box 752
Dunedin, FL 34697-0752
And
Technology Development Consultants LLC TRE
Strategic Trust Holdings 74th St N Land Trust
18167 US Hwy 19 N
Ste. 250
Clearwater, FL 33764
And
Hixson Law Group, PLLC, Registered Agent For
Technology Development Consultants LLC TRE
Strategic Trust Holdings 74th St N Land Trust
18167 US Hwy 19 N
Ste. 250
Clearwater, FL 33764
And
International Technology Logistics, LLC
Technology Development Consultants LLC TRE
Strategic Trust Holdings 74th St N Land Trust
18167 US Hwy 19 N
Ste. 250
Clearwater, FL 33764
VIOLATION ADDRESS: 5100 74th St. N
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	5100 74 th St. N St. Petersburg, FL 33709	The roof and all portions of the roof are not free from defects with deteriorated wood and damaged/missing sections of the soffit. Window panes are missing, have cracks/holes, and plywood covering window for longer than a period of 90 days. Accessory structure (shed) is in disrepair with large amount of rust and damaged siding. Electric box is missing a cover.

58-304 (TD)	5100 74 th St. N St. Petersburg, FL 33709	Untended growth of vegetative matter (overgrowth) was present on property. An accumulation of trash and debris was present on property to include discarded tires, broken tiles or similar material, vegetative debris, and discarded plastic.
138-3703 (ZO)	5100 74 th St. N St. Petersburg, FL 33709	Fence is in disrepair with missing pickets and leaning/unsecure sections.

ITEM: 05

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation; Zoning Code Violation(s)
CASE NO: CCM-25-00054
OFFICER: D. Devol
OWNER: Terravest Equity Group, LLC
NOTICE ADDRESS: Terravest Equity Group, LLC
30 North Gould St, Suite R
Sheridan, WY 82801
And
Terravest Equity Group, LLC
2850 34th St. N
Unit #346
St. Petersburg, FL 33713
And
Registered Agents Inc, Registered Agent for
Terravest Equity Group, LLC
7901 4th St. N
Ste 300
St. Petersburg, FL 33702
And
Ferrell, Dale, Manager; Managing member and Authorized
Person for Terravest Equity Group, LLC
1320 Kittredge Ct NE
Atlanta, GA 30329
And
Litke, Gavin, Managing member and authorized person for
Terravest Equity Group, LLC
2253 Central Ave
Unit 206
St. Petersburg, FL 33713
And
Northwest registered agent LLC, Registered agent for
Registered Agents Inc.
7901 4th Street N
Suite 300
St. Peterburg, FL, 33702
VIOLATION ADDRESS: 3714 57th Ave. N
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	3714 57 th Ave. N St. Petersburg, FL 33714	Ceiling of the front porch area has bare untreated wood that needs a protective coating.

58-304 (TD)	3714 57 th Ave. N St. Petersburg, FL 33714	Excessive overgrowth of vegetative matter, ie. grass and weeds. Also a pile of tree debris on the front area of the property.
138-3703 (ZO)	3714 57 th Ave. N St. Petersburg, FL 33714	Failure to maintain a chain link fence in a state of good repair, ie. fence top rail(s) are bent and/or disconnected from fence posts.

ITEM: 06

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation; Zoning Code Violation(s)
CASE NO: CCM-25-00047
OFFICER: B. Hughes
OWNER: 8356 JA Land Trust
NOTICE ADDRESS: 8356 JA Land Trust
8356 Jacaranda Ave
Largo, FL 33777-3616
VIOLATION ADDRESS: 8356 Jacaranda Ave
Seminole, FL 33773

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	8356 Jacaranda Ave Seminole, FL 33773	Exterior surfaces to include the soffit and fascia are not in good repair and condition with peeling/chipped paint, dirt/algae like substances, missing soffit pieces, and staining present.
58-304 (TD)	8356 Jacaranda Ave Seminole, FL 33773	Untended growth of vegetative matter (overgrowth) is present on property to include the yard and soffit. An accumulation of trash and debris is present on property to include but not limited to vegetative debris, discarded trellis, fence pieces, and miscellaneous similar items.
138-3703 (ZO)	8356 Jacaranda Ave Seminole, FL 33773	Failure to maintain fence in good repair and condition with missing/broken/deteriorated/leaning pickets, posts, and sections.

ITEM: 07

DEPT: Code Enforcement
MATTER: Right of Way Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-25-00056
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 (ROW)	1774 Albemarle Rd Clearwater, FL 33764	Placing and maintaining of artificial turf on County Right of way without first obtaining a right of way Utilization Permit.
138-90 (ZO)	1774 Albemarle Rd Clearwater, FL 33764	Placing and maintain of artificial turf without first obtaining a zoning clearance, and use of a shed as an accessory structure without first obtaining a zoning clearance.

ITEM: 08

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation; Zoning Code Violation(s)
CASE NO: CCM-25-00051
OFFICER: B. Hughes
OWNER: Armer, Stephen E
NOTICE ADDRESS: Armer, Stephen E
PO Box 6421
Choctaw, MS 39350-6421
VIOLATION ADDRESS: 11033 102nd Ter
Seminole, FL 33778

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	11033 102 nd Ter Seminole, FL 33778	A dwelling in a deteriorated condition to include but not limited to broken window glass on overhead garage door, boarded windows for a period longer than 90 days, exterior walls in disrepair with cracks/peeling paint, and damaged window awnings.
58-304 (TD)	11033 102 nd Ter Seminole, FL 33778	An accumulation of trash and debris was present on property to include but not limited to vegetative debris, discarded equipment, plastic container, and similar miscellaneous items.
138-3703 (ZO)	11033 102 nd Ter Seminole, FL 33778	Fence is in disrepair with missing/broken pickets and leaning sections.

ITEM: 09

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Inoperable Vehicle
Code Violation
CASE NO: CCM-25-00057
OFFICER: D. Devol
OWNER: Tobin, Barbara J Est
NOTICE ADDRESS: Tobin, Barbara J. Est.
11309 115th St.
Largo, FL 33778
And
Jennifer Pietrzak
Jennifer Spears
Charles Tobin
11309 115th St.
Largo, FL 33778
And
Toby Neal Tobin
11076 70th Ave.
Seminole, FL 33772
And
Toby Neal Tobin
11309 115th St.
Largo, FL 33778
And
Paul Eugene Tobin
Paul E Tobin
11309 115th St.
Largo, FL 33778
VIOLATION ADDRESS: 11309 115th St
Largo, FL 33778

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	11309 115 th St Largo, FL 33778	Dwelling has a tarp covering the roof indicative of the roof not being watertight. Also are areas of the soffit have rotten and/or missing wood. Wood around the AC unit has staining and is deteriorated.
58-270 (IV)	11309 115 th St Largo, FL 33778	Placing/maintaining of inoperable vehicles on the property, ie. white hauling trailer and utility trailer both with no current registration tag affixed.

ITEM: 10

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

Code Enforcement

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

CCM-25-00050

B. Hughes

Saint Jungle LLC

Saint Jungle LLC

7901 4th St N

Ste 300

St. Petersburg, FL 33702-4399

and

Registered Agents Inc, Registered Agent for

Saint Jungle LLC

7901 4th St N

Ste 300

St. Petersburg, FL 33702-4399

and

Hitak LLC, Manager For

Saint Jungle LLC

30 N Gould St.

Ste R

Sheridan, WY 82801

and

Helios Hill LLC, Manager For

Saint Jungle LLC

7901 4th St N

Ste 300

St. Petersburg, FL 33702-4399

and

Northwest Registered Agent LLC, Registered Agent For

Registered Agents Inc.

7901 4th St N

Ste 300

St. Petersburg, FL 33702-4399

VIOLATION ADDRESS:

3126 57th Ave. N

St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	3126 57 th Ave. N St. Petersburg, FL 33714	Roof/all portions of roof are not free from defects as evidenced by tarp covering the roof. Exterior walls are not in good repair and condition with damaged/missing siding, bare wood with no protective treatment, deteriorated wood, missing soffit and fascia, peeling paint, boarded windows for a period longer than 90 days, and in partial state of remodel without approved permits. Stop work order placed by PCCLB on 05/07/2025.

58-304 (TD)	3126 57 th Ave. N St. Petersburg, FL 33714	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 fence debris, vegetative debris, plastic drum, construction debris, and miscellaneous pieces of trash.
138-3703 (ZO)	3126 57 th Ave. N St. Petersburg, FL 33714	Fence is in disrepair with damaged/missing pickets, and portions of fence not made from standard fence materials (plywood).

ITEM: 11

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

CANCELLED CASE IS CLOSED

Code Enforcement

Right Of Way Code Violation(s)

CCM-25-00044

D. Devol

Gilaj, Dritan

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 (ROW)	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.