

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

**September 8, 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); Zoning Code Violation(s)  
CASE NO: CCM-25-00069  
OFFICER: B. Hughes  
OWNER: Tarpon Woods Properties LLC  
NOTICE ADDRESS: Tarpon Woods Properties LLC  
209 Turner St.  
Clearwater, FL 33756-5212  
And  
Stanley, Bryan J, Registered Agent For  
Tarpon Woods Properties LLC  
209 Turner St.  
Clearwater, FL 33756  
And  
Stanley, Bryan J, Manager For  
Tarpon Woods Properties LLC  
209 Turner St.  
Clearwater, FL 33756  
VIOLATION ADDRESS: 1100 Tarpon Woods Blvd  
Palm Harbor, FL 34685

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (MH)	1100 Tarpon Woods Blvd Palm Harbor, FL 34685	22-231(a): Maintenance of exterior of premises is not kept free from nuisances and hazards to include but not limited to: -Piles of sand placed in parking spaces and an excessive accumulation of dirt/gravel in parking lot and property adjacent to parking lot. -Untended growth and excessive accumulation of weeds, grass, tree debris &/or other plant material present throughout the property. -Broken/damaged/missing curbs and curbs with diminished paint  22-231(b): Appearance of exterior premises and structures are in disrepair and poor condition and do not reflect a level of maintenance in keeping with the standards of the neighborhood, which constitutes a blighting factor for adjoining property owners to include but not limited to:

		<p>-Entire premises are not kept landscaped with overgrowth and vegetative debris located outside of fairway and putting greens</p> <p>-Screening material around equipment fence is damaged/torn and has an accumulation of algae like substance and overgrowth present</p> <p>-Restaurant door is in disrepair with bare plywood used for door material</p> <p>22-231(c): General maintenance of exterior of the premises is not maintained in good repair to include but not limited to:</p> <p>-Roof is not in good repair and condition with collapsed/missing restaurant roof. Remaining roof/plenum sections are not free from holes/cracks and do not prevent moisture entering the structure as evidenced by tarps and plywood placed over damaged sections, missing drip edge, and missing/damaged roof shingles.</p> <p>-Surfaces do not have paint or similar protective coating to include but not limited to plywood door, cinder block interior walls, and stairs.</p> <p>-Interior walls and ceilings are not maintained in good repair and condition with missing ceiling and walls have unprotected plywood, tarps, and plastic covering them.</p> <p>-Wiring is not in good repair and condition with exposed/loose wiring to include but not limited to unmounted exterior lights and area where roof collapsed.</p> <p>-All reconstruction must conform to the requirements of the county building code which require permits for demolition/reconstruction of a collapsed structure.</p> <p>NOTE: Per Building Enforcement/Contractor Licensing Manager, a permit/engineering plans are required for full demolition or repair of structure.</p>
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138-90 (ZO)	1100 Tarpon Woods Blvd Palm Harbor, FL 34685	Placing/storing a dumpster and multiple piles of fill/rubbish/gravel without first obtaining an approved zoning clearance.

**ITEM: 02**

DEPT: Code Enforcement  
MATTER: Minimum Housing Code Violation(s)  
CASE NO: CCM-25-00066  
OFFICER: D. Devol  
OWNER: Nichols, Samantha  
NOTICE ADDRESS: Nichols, Samantha  
2107 Summit Way  
Palm Harbor, FL 34684-1773  
VIOLATION ADDRESS: 962 Franklin Ct  
Palm Harbor, FL 34683

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	962 Franklin Ct Palm Harbor, FL 34683	Dwelling in deteriorated condition: the exterior walls have staining/mildew, peeling paint. The trim and fascia/soffit areas have areas of rotten wood.

**ITEM: 03****CONTINUED TO OCTOBER 20, 2025**

DEPT:

Code Enforcement

MATTER:

Zoning Code Violation(s)

CASE NO:

CCM-25-00060

OFFICER:

D. Devol

OWNER:

Birt, James T

Birt, Blair A

NOTICE ADDRESS:

Birt, James T

Birt, Blair A

1545 Oak Lane

Clearwater, FL 33764-2505

VIOLATION ADDRESS:

1545 Oak Lane

Clearwater, FL 33764-2505

**VIOLATION(S):**

Code Section	Location	Violation
138-370.1 (ZO)	1545 Oak Lane Clearwater, FL 33764	Placing and maintaining an intermodal container within the 6 foot side interior setback and 10 foot rear setback.

**ITEM: 4**

DEPT: Code Enforcement  
MATTER: Minimum Housing Code Violation(s)  
CASE NO: CCM-25-00068  
OFFICER: B. Hughes  
OWNER: 4730 St Pete LLC  
NOTICE ADDRESS: 4730 St Pete LLC  
10888 100<sup>th</sup> Ave.  
Seminole, FL 33772-2402  
And  
4730 St Pete LLC  
4730 County Rd 16  
St. Petersburg, FL 33709-3130  
And  
Kennedy, Erica, Registered Agent For  
4730 St Pete LLC  
8737 Matthew Street  
Seminole, FL 33772  
And  
Kennedy, Edward M, Authorized Member Of  
4730 St Pete LLC  
8737 Matthew Street  
Seminole, FL 33772  
And  
Kennedy, Erica L, Authorized Member Of  
4730 St Pete LLC  
8737 Matthew Street  
Seminole, FL 33772  
VIOLATION ADDRESS: 48<sup>th</sup> Ave. N  
St. Petersburg, FL 33709  
PID: 06-31-16-70020-100-3204

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (MH)	48 <sup>th</sup> Ave. N St. Petersburg, FL 33709	Maintenance of exterior of premises is not kept free from nuisances to include but not limited to the overgrowth of vegetative matter ie grass and weeds throughout the property, discarded dead plants/trees, inoperable machinery, and torn fencing material.  Exterior of every structure and accessory structure is not in good repair and condition with collapsed metal/screened shade house structure.

**ITEM: 05**

DEPT: Code Enforcement  
MATTER: Minimum Housing Code Violation(s)  
CASE NO: CCM-25-00065  
OFFICER: B. Hughes  
OWNER: 4730 St Pete LLC  
NOTICE ADDRESS: 4730 St Pete LLC  
4730 County Rd 16  
St. Petersburg, FL 33709-3130  
And  
4730 St Pete LLC  
10888 100<sup>th</sup> Ave.  
Seminole, FL 33772-2402  
And  
Kennedy, Erica, Registered Agent For  
4730 St Pete LLC  
8737 Matthew Street  
Seminole, FL 33772  
And  
Kennedy, Edward M, Authorized Member Of  
4730 St Pete LLC  
8737 Matthew Street  
Seminole, FL 33772  
And  
Kennedy, Erica L, Authorized Member Of  
4730 St Pete LLC  
8737 Matthew Street  
Seminole, FL 33772  
VIOLATION ADDRESS: 48<sup>th</sup> Ave. N  
St. Petersburg, FL 33709  
PID: 06-31-16-70020-100-3202

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (MH)	48 <sup>th</sup> Ave. N St. Petersburg, FL 33709	The exterior of the premises is not kept free from nuisances to include but not limited to overgrowth of vegetative matter i.e. grass and weeds throughout the property and discarded/dead plants/trees, pilings, and similar miscellaneous items.  The exterior chain link fence is in disrepair and poor condition to include but not limited to missing/broken top rails, damaged chain-link and/or hardware, and torn/damaged screening material.



**ITEM: 06**

DEPT: Code Enforcement  
MATTER: Minimum Housing Code Violation(s)  
CASE NO: CCM-25-00064  
OFFICER: B. Hughes  
OWNER: 4730 St Pete LLC  
NOTICE ADDRESS: 4730 St Pete LLC  
4730 County Rd 16  
St. Petersburg, FL 33709-3130  
And  
4730 St Pete LLC  
10888 100<sup>th</sup> Ave.  
Seminole, FL 33772-2402  
And  
Kennedy, Erica, Registered Agent For  
4730 St Pete LLC  
8737 Matthew Street  
Seminole, FL 33772  
And  
Kennedy, Edward M, Authorized Member Of  
4730 St Pete LLC  
8737 Matthew Street  
Seminole, FL 33772  
And  
Kennedy, Erica L, Authorized Member Of  
4730 St Pete LLC  
8737 Matthew Street  
Seminole, FL 33772  
VIOLATION ADDRESS: 4740 County Road 16 #2  
St. Petersburg, FL 33709

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (MH)	4740 County Road 16 #2 St. Petersburg, FL 33709	<p>The exterior of the premises and structures are not kept free of all nuisances to include but not limited to overgrowth, vegetative debris, bottles, piping, plastic containers, tarps, pile of pavers, pallets, planters, multiple bags of trash, fence in disrepair (leaning sections, broken top rails, damaged chain link) inoperable/abandoned vehicles/equipment (white Diesel V8 bucket truck with no tag affixed, Top Hat trailer with no tag affixed, and white trailer with flat tie (AG5 4ZB), and similar miscellaneous items.</p> <p>Exterior structures are not in good repair and condition to include but not limited to sign missing panels,</p>

		awning is disrepair with holes, soffit in disrepair with missing/hanging sections, and accessory structure with tattered tarps and deteriorated/damaged wood.
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**ITEM: 07**

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

Code Enforcement

Minimum Housing Code Violation(s); Zoning Code Violation(s)

CCM-25-00062

B. Hughes

4730 St Pete LLC

4730 St Pete LLC

4730 County Rd 16

St. Petersburg, FL 33709-3130

And

4730 St Pete LLC

10888 100<sup>th</sup> Ave.

Seminole, FL 33772-2402

And

Kennedy, Erica, Registered Agent For

4730 St Pete LLC

8737 Matthew Street

Seminole, FL 33772

And

Kennedy, Edward M, Authorized Member Of

4730 St Pete LLC

8737 Matthew Street

Seminole, FL 33772

And

Kennedy, Erica L, Authorized Member Of

4730 St Pete LLC

8737 Matthew Street

Seminole, FL 33772

VIOLATION ADDRESS:

4730 County Rd 16

St. Petersburg, FL 33709

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (MH)	4730 County Rd 16 St. Petersburg, FL 33709	Property/structures in deteriorated condition/disrepair and not kept free from nuisances to include but not limited to the following:  *Overgrowth of vegetative matter i.e. grass and weeds throughout the property, the discarded dead plants, trees, scrap wood, cardboard boxes, planters, and other miscellaneous trash and debris items scattered throughout the property.  *Chain-link fence with missing & broken top rails sections, damaged chain-link and/or hardware, in need of replacement, repair, and/or removal.

		<p>*Damaged and deteriorated buildings and/or accessory structures i.e. black building with damaged roof, and bare, damaged, and/or deteriorated fascia and wood. Additional, accessory structure with damaged shingle-roof and bare damaged and/or deteriorated fascia. Damaged portions of the roof(s) in need of replacement and/or repair. Bare, damaged, and/or deteriorated fascia and wood in need of replacement and/or repair with protective coating i.e. paint.</p> <p>*Inoperative machinery and equipment throughout the property, to include but not limited to, black utility trailer with an expired registration tag (VCT329 Exp:01-24), front-end bucket loader, S250 Turbo Bobcat, green Boom Lift, and other assorted items throughout the property and on the right-of-way.</p>
154-231 (ZO)	4730 County Rd 16 St. Petersburg, FL 33709	<p>Placing/installing/storing pavers, fill, and other assorted items in the right of way without having first obtained a right of way permit.</p> <p>Utilizing the right of way for the placement/parking/staging and/or maintaining business-related vehicles, trailers, equipment, and construction material on the County right of way without having first obtained a right of way permit.</p>

**ITEM: 08**

DEPT: Code Enforcement  
MATTER: Minimum Housing Code Violation(s)  
CASE NO: CCM-25-00063  
OFFICER: B. Hughes  
OWNER: 4730 St Pete LLC  
NOTICE ADDRESS: 4730 St Pete LLC  
4730 County Rd 16  
St. Petersburg, FL 33709-3130  
And  
4730 St Pete LLC  
10888 100<sup>th</sup> Ave.  
Seminole, FL 33772-2402  
And  
Kennedy, Erica, Registered Agent For  
4730 St Pete LLC  
8737 Matthew Street  
Seminole, FL 33772  
And  
Kennedy, Edward M, Authorized Member Of  
4730 St Pete LLC  
8737 Matthew Street  
Seminole, FL 33772  
And  
Kennedy, Erica L, Authorized Member Of  
4730 St Pete LLC  
8737 Matthew Street  
Seminole, FL 33772  
VIOLATION ADDRESS: 4740 County Rd 16 #4  
St. Petersburg, FL 33709

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (MH)	4740 County Rd 16 #4 St. Petersburg, FL 33709	<p>The exterior of the premises and structures are not kept free of all nuisances to include but not limited to overgrowth, vegetative debris, bottles, piping, plastic containers, tarps, pile of pavers, pallets, planters, multiple bags of trash, fence in disrepair (leaning sections, broken to p rails, damaged chain link) inoperable/abandoned vehicles/equipment (white Diesel V8 bucket truck with no tag affixed, Top Hat trailer with no tag affixed, and white trailer with flat tire (AG5 4ZB), and similar miscellaneous items.</p> <p>Exterior structures are not in good repair and condition to include but not limited to sign missing panels,</p>

		awning is disrepair with holes, soffit in disrepair with missing/hanging sections, and accessory structure with tattered tarps and deteriorated/damaged wood.
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**ITEM: 09**

DEPT: Code Enforcement  
MATTER: Zoning Code Violation(s)  
CASE NO: CCM-25-00059  
OFFICER: B. Hughes  
OWNER: Esch, Jagger  
NOTICE ADDRESS: Esch, Jagger  
3725 Douglas Pl  
Palm Harbor, FL 34683-1468  
VIOLATION ADDRESS: 3725 Douglas PL  
Palm Harbor, FL 34683

**VIOLATION(S):**

Code Section	Location	Violation
138-3702 (ZO)	3725 Douglas PL Palm Harbor, FL 34683	For the installation of a wall within public rights-of-way or other public property that is not authorized by the appropriate public agency.

**ITEM: 10**

DEPT: Code Enforcement  
MATTER: Zoning Code Violation(s)  
CASE NO: CCM-25-00067  
OFFICER: D. Devol  
OWNER: Wiseman, James  
NOTICE ADDRESS: Wiseman, James  
7750 Clayton Rd.  
Ste 100  
St. Louis, MO 63117  
VIOLATION ADDRESS: 11201 110<sup>th</sup> Way  
Largo, FL 33778

**VIOLATION(S):**

Code Section	Location	Violation
138-90 (ZO)	11201 110 <sup>th</sup> Way Largo, FL 33778	Installation/placement of a concrete slab on the property without first obtaining a zoning clearance.
138-3507 (ZO)	11201 110 <sup>th</sup> Way Largo, FL 33778	Placement of a dumpster on a residential property without a issued permit on record.



**ITEM: 11**

DEPT: Code Enforcement  
MATTER: Inoperable Vehicle Code Violation(s); Prohibited Vehicle Code Violation(s)  
CASE NO: CCM-25-00061  
OFFICER: D. Devol  
OWNER: Haas, Clinton Est.  
NOTICE ADDRESS: Haas, Clinton Est.  
2991 Meadow Lake Ave  
Largo, FL 33771  
And  
Scott D. Haas (HEIR)  
980 E 130<sup>th</sup> Dr.  
Thornton, CO 80241  
And  
Scott D. Haas (HEIR)  
3243 56<sup>th</sup> Ave. N.  
St. Petersburg, FL 33714  
VIOLATION ADDRESS: 3243 56<sup>th</sup> Ave. N.  
St. Petersburg, FL 33714

**VIOLATION(S):**

Code Section	Location	Violation
58-270 (IV)	3243 56 <sup>th</sup> Ave. N. St. Petersburg, FL 33714	Parking/storing of inoperable vehicles on the property to include, but not limited to: A Black Fiat FL tag 63A-VBV expired 06/24 and a Red Suzuki Colorado tag ODM-890 expired 06/20 both with no current registration sticker affixed.
122-37 (PV)	3243 56 <sup>th</sup> Ave. N. St. Petersburg, FL 33714	Parking/storing of prohibited vehicles on the property in a residentially zoned district to include but not limited to: to a white bus parked on the front of the property, and a black enclosed hauling trailer in excess of 21 feet in length parked on the side of the house.

**ITEM: 12**

DEPT: Code Enforcement  
MATTER: Minimum Housing Code Violation(s); Inoperable Vehicle  
Code Violation(s); Zoning Code Violation(s)  
CASE NO: CCM-25-00053  
OFFICER: B. Hughes  
OWNER: Ahumada, Francisco  
NOTICE ADDRESS: Ahumada, Francisco  
7694 62<sup>nd</sup> St N  
Pinellas Park, FL 33702  
VIOLATION ADDRESS: 3287 70<sup>th</sup> Ave N  
St. Petersburg, FL 33702

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	3287 70 <sup>th</sup> Ave N St. Petersburg, FL 33702	Exterior surfaces are not protected by painting or other protective covering. Fascia and soffit are not in good repair and condition with peeling paint and deteriorated wood. Door does not fit well in its frame. Door frame is damaged with missing sections, exposed foam insulation, damaged/missing stucco, and stains.
58-270 (IV)	3287 70 <sup>th</sup> Ave N St. Petersburg, FL 33702	Parking/storing inoperative vehicles on residentially zoned property without a current tag affixed to include but not limited to Coachman RV (FL 84EEWR, exp 02/24), a white camper (FL 40ACYT, unreadable sticker), and beige Jeep with no tag affixed.
138-90 (ZO)	3287 70 <sup>th</sup> Ave N St. Petersburg, FL 33702	Installation/construction of a carport, reconstruction of front porch, installation of new windows, and reconstruction of back porch without first obtaining an approved zoning clearance.
138-3220 (ZO)	3287 70 <sup>th</sup> Ave N St. Petersburg, FL 33702	The outdoor storage of items not appropriate for outdoor storage to include but not limited to pavers, buckets, discarded furniture, shopping cart, tire, trash, and similar miscellaneous items. The outdoor storage of permissible items not screened from public view to include but not limited to refuse containers. Remove items not appropriate for outdoor storage and screen from view permissible items.

138-3702 (ZO)	3287 70 <sup>th</sup> Ave N St. Petersburg, FL 33702	Installing 6 ft fence exceeding maximum allowable height of 3 feet within the front setback (20 feet).
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