

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

**October 17, 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); Trash and Debris Code Violation(s)  
CASE NO: CCM-25-00071  
OFFICER: B. Hughes  
OWNER: Natale, Pasquale  
NOTICE ADDRESS: Natale, Pasquale  
1991 Nursery Rd  
Clearwater, FL 33764-2566  
VIOLATION ADDRESS: 1983 Nursery Rd  
Clearwater, FL 33764-2566

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	1983 Nursery Rd Clearwater, FL 33764	Windows boarded with plywood in excess of 90 days. Structure not maintained in good repair and condition and roof is not free from defects to include but not limited to damaged/missing fascia, window trim in disrepair, tarp on roof and over chimney, and crumpled accessory structure.
58-304 (TD)	1983 Nursery Rd Clearwater, FL 33764	Untended growth (overgrowth) and excessive accumulation of weeds or other plant material is present on the property. Accumulation of trash and debris was present on property to include but not limited to construction debris, lumber, discarded interior sinks, buckets, tarps, furniture, interior appliances, shelving, television, ladder, glass, pavers, and other similar materials on the property.

**ITEM: 02**

DEPT: Code Enforcement  
MATTER: Trash and Debris Code Violation(s); Zoning Code Violation(s)  
CASE NO: CCM-25-00072  
OFFICER: B. Hughes  
OWNER: Lanham, William E Est  
NOTICE ADDRESS: Lanham, William E Est  
4624 24<sup>th</sup> St N  
St. Petersburg, FL 33714-3206  
And  
All Unknown Spouses and Heirs of  
Lanham, William E Est  
4624 24<sup>th</sup> St N  
St. Petersburg, FL 33714-3206  
VIOLATION ADDRESS: 4624 24<sup>th</sup> St. N.  
St. Petersburg, FL 33714

**VIOLATION(S):**

Code Section	Location	Violation
58-304 (TD)	4624 24 <sup>th</sup> St. N. St. Petersburg, FL 33714	An accumulation of trash and vegetative debris was present on property. Untended growth of vegetative matter (overgrowth) was present on property.
138-90 (ZO)	4624 24 <sup>th</sup> St. N. St. Petersburg, FL 33714	Using a vacant lot zoned R-3 (Single Family Residential District) as a parking/storage lot for boat trailers, intermodal containers, and similar items. Placing/installing a fence on property taller than three feet adjacent to public right of way without first obtaining an approved zoning clearance.

**ITEM: 03**

DEPT: Code Enforcement  
MATTER: Trash and Debris Code Violation(s)  
CASE NO: CCM-25-00075  
OFFICER: D. Devol  
OWNER: T T G C LLC  
NOTICE ADDRESS: TTGC LLC  
111 S Armenia Ave.  
Ste. 202  
Tampa, FL 33609-3337  
And  
TTGC LLC  
701 S Howard Ave  
Suite 106-350  
Tampa, FL 33606  
And  
Barnes, Robert L, Jr., Registered Agent For  
TTGC LLC  
111 S Armenia Ave.  
Ste. 202  
Tampa, FL 33609-3337  
VIOLATION ADDRESS: 11832 66<sup>th</sup> Ave.  
Seminole, FL 33772

**VIOLATION(S):**

Code Section	Location	Violation
58-304 (TD)	11832 66 <sup>th</sup> Ave. Seminole, FL 33772	Large debris pile visible from the neighboring property, The required 50 foot cut perimeter along the fence is not being maintained, and the area around the parking lot has large amounts of trash and debris.

**ITEM: 04**

DEPT: Code Enforcement  
MATTER: Minimum Housing Code Violation(s); Zoning Code Violation(s)  
CASE NO: CCM-25-00073  
OFFICER: B. Hughes  
OWNER: Marsh, Rex T  
NOTICE ADDRESS: Marsh, Rex T  
3931 55<sup>th</sup> Ave N  
St. Petersburg, FL 33714-1727  
VIOLATION ADDRESS: 118<sup>th</sup> Ave.  
Pinellas Park, FL 33782  
And  
PID: 08-30-16-70974-400-1202

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (MH)	Pinellas Park, FL 33782 And PID: 08-30-16-70974-400-1202	The premises not kept free of nuisances and hazards which include but not limited to the following: <ul style="list-style-type: none"><li>• Inoperative machinery and/or vehicles.</li><li>• An accumulation of filth, garbage, trash, refuse, and debris.</li><li>• Wooden containers and bins filled with derelict unknown items.</li><li>• An accumulation of discarded batteries, paints, and/or petroleum waste fluids.</li><li>• Brush, weeds, roots, and obnoxious growth of vegetative matter.</li></ul>
138-90 (ZO)	Pinellas Park, FL 33782 And PID: 08-30-16-70974-400-1202	Placing and maintaining multiple intermodal containers, metal carport structures, and a chain linked fence on the property without first obtaining a zoning clearance.

**ITEM: 05**

DEPT: Code Enforcement  
MATTER: Minimum Housing Code Violation(s)  
CASE NO: CCM-25-00077  
OFFICER: D. Devol  
OWNER: Drewitz, Duane  
NOTICE ADDRESS: Drewitz, Duane  
2490 Grove Ridge Dr  
Palm Harbor, FL 34683-3219  
VIOLATION ADDRESS: 2490 Grove Ridge Dr  
Palm Harbor, FL 34683

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	2490 Grove Ridge Dr Palm Harbor, FL 34683	Dwelling in deteriorated condition: Exterior surfaces with rotten wood, bare untreated areas, peeling paint mold and/or stained surfaces. Also torn screens on screen enclosure.

**ITEM: 06**

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

**CANCELLED – CHANGE OF OWNERSHIP**

Code Enforcement

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

CCM-25-00074

B. Hughes

USA FED NATL MTG ASSN

USA FED NATL MTG ASSN

1100 15<sup>th</sup> St. NW

Washington, DC 20005-1707

And

USA FED NATL MTG ASSN

P.O. Box 650043

Dallas, TX 75265-0043

VIOLATION ADDRESS: 11680 129<sup>th</sup> Ave  
Seminole, FL 33778**VIOLATION(S):**

Code Section	Location	Violation
22-296 (MH)	11680 129 <sup>th</sup> Ave Seminole, FL 33778	Occupying a dwelling without an approved and active source of hot and cold running water, heat, and operable cooking facilities.
22-298 (MH)	11680 129 <sup>th</sup> Ave Seminole, FL 33778	Occupying a dwelling with disconnected electric utility services/No connection to an approved power source.
22-299 (MH)	11680 129 <sup>th</sup> Ave Seminole, FL 33778	A dwelling in a deteriorated condition: Exterior surfaces are not in good repair and condition with bare wood requiring a protective coating (paint or stain), boarded up window(s) for longer than 90 days, torn screen, chipped/peeling paint, and rotted wood.
58-304 (TD)	11680 129 <sup>th</sup> Ave Seminole, FL 33778	The accumulation of trash and debris to include but not limited to discarded appliances, tires, derelict lawn mower, television, tree limbs, clothing, plastic containers, black trash bags, cans, bottles, and other similar miscellaneous noxious items too numerous to list.
138-3703 (ZO)	11680 129 <sup>th</sup> Ave Seminole, FL 33778	Failure to maintain a wooden fence in a state of good repair: Wooden fence has missing and/or deteriorated pickets, posts, and sections.

**ITEM: 07**

DEPT: Code Enforcement  
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Zoning Code Violation(s)  
CASE NO: CCM-25-00076  
OFFICER: D. Devol  
OWNER: Rotussney, Cora  
Horgan, Eric  
NOTICE ADDRESS: Rotussney, Cora  
Horgan, Eric  
224 W. 35 St. Ste 500  
PMB 120  
New York, NY 10001  
[BLLB42095@GMAIL.COM](mailto:BLLB42095@GMAIL.COM)  
and  
Eric Horgan  
7101 Colonial Rd  
Brooklyn, NY 11209  
VIOLATION ADDRESS: 722 Seneca St.  
Clearwater, FL 33756

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	722 Seneca St. Clearwater, FL 33756	Dwelling in deteriorated condition: Boarded up window and front door. Front door is improperly sized for the doorframe. Exterior areas of fascia, soffit and carport ceiling have peeling paint and rotten wood. Section of walkway overhang has missing wood and section lacking a protective coating, ie. paint.
58-304 (TD)	722 Seneca St. Clearwater, FL 33756	An accumulation of discarded buckets, plastic pots, pieces of wood, bricks, and concrete scattered among the untended vegetative overgrowth of grass and weeds.
138-3703 (ZO)	722 Seneca St. Clearwater, FL 33756	Failure to maintain a wood fence in a state of good repair. Fence is leaning and has broken pickets.

**ITEM: 08**

DEPT: Code Enforcement  
MATTER: Trash and Debris Code Violation(s)  
CASE NO: CCM-25-00070  
OFFICER: B. Hughes  
OWNER: Moran, Patricia A  
NOTICE ADDRESS: Moran, Patricia A  
2739 Kumquat Dr.  
Clearwater, FL 33759-2310  
VIOLATION ADDRESS: 2739 Kumquat Dr.  
Clearwater, FL 33759

**VIOLATION(S):**

Code Section	Location	Violation
58-304 (TD)	2739 Kumquat Dr. Clearwater, FL 33759	Untended growth of vegetative matter (overgrowth) and excessive accumulation of weeds/plant material was present on property to include but not limited to the yard, dwelling, entry path, driveway, and sidewalk. An accumulation of trash and debris was present on property to include but not limited to multiple boxes/mail in yard and vegetative debris throughout the property, entryway, driveway, and roof of the dwelling.

**ITEM: 09**

DEPT: Code Enforcement  
MATTER: Petitioner's Motion to Initiate Foreclosure  
CASE NO: CFC-25-00012  
OFFICER: D. Devol  
OWNER: JKG Real Estate Investments LLC  
NOTICE ADDRESS: Singleton, Katarzyna &/OR  
Gatto, Joseph  
510 George St. S  
Tarpon Springs, FL 34688  
And  
JKG Real Estate Investments LLC  
510 George St. S  
Tarpon Springs, FL 34688-8413  
And  
Gatto, Joseph, Registered Agent For  
JKG Real Estate Investments LLC  
510 George St. S  
Tarpon Springs, FL 34688-8413  
And  
Gatto, Joseph, President For  
JKG Real Estate Investments LLC  
510 George St. S  
Tarpon Springs, FL 34688-8413  
VIOLATION ADDRESS: 2620 Trent Rd  
Palm Harbor, FL 34684

**ITEM: 10**

DEPT:	Code Enforcement
MATTER:	Petitioner's Motion to Initiate Foreclosure
CASE NO:	CFC-25-00013
OFFICER:	D. Devol
OWNER:	Floyd, Benjamin D II
NOTICE ADDRESS:	Benjamin D Floyd II 12600 Palm Dr. Largo, FL 33774
VIOLATION ADDRESS:	12600 Palm Dr Largo, FL 33774

**10:00 A.M.**

**ITEM: 11**

DEPT: Code Enforcement  
MATTER: Special Magistrate Ordered a Continuance for 22-298 (MH)  
CASE NO: CCM-25-00019  
OFFICER: B. Hughes  
OWNER: Driscoll, Daniel D Jr TRE  
NOTICE ADDRESS: Driscoll, Daniel D Jr TRE  
3043 58<sup>th</sup> Ave. N. Land Trust  
5761 75<sup>th</sup> Ave. N.  
Pinellas Park, FL 33781-3335  
and  
Law Office of Jovic & Koulianos, P.A.  
Attn: Dan Jovic, Esq. (Attorney for Respondent)  
2999 Alt-19 N.  
Ste. A  
Palm Harbor, FL 34683  
[DAN@JOCICLAW.COM](mailto:DAN@JOCICLAW.COM)  
And  
Pinellas County Sheriff's Office  
Deputy J. Hulme (Witness for Petitioner)  
10750 Ulmerton Rd.  
Largo, FL 33778  
[JHULME@PCSONET.COM](mailto:JHULME@PCSONET.COM)  
VIOLATION ADDRESS: 3043 58<sup>th</sup> Ave. N.  
St. Petersburg, FL 33714

**VIOLATION(S):**

Code Section	Location	Violation
22-298 (MH)	3043 58 <sup>th</sup> Ave. N. St. Petersburg, FL 33714	Occupying a dwelling(s) not connected to a source of electric power.