

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

**October 20, 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**

**CONTINUED FROM SEPTEMBER 8, 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: 02**

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

**CONTINUED FROM SEPTEMBER 8, 2025**

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: 03**

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

**CONTINUED FROM SEPTEMBER 8, 2025**

Code Enforcement

Minimum Housing Code Violation(s)

CCM-25-00063

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: 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 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 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: 04**

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

**CONTINUED FROM SEPTEMBER 8, 2025**

Code Enforcement

Minimum Housing Code Violation(s)

CCM-25-00064

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: 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: 05**

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

**CONTINUED FROM SEPTEMBER 8, 2025**

Code Enforcement

Minimum Housing Code Violation(s)

CCM-25-00065

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:

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	<p>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.</p> <p>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.</p>

**ITEM: 6**

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

**CONTINUED FROM SEPTEMBER 8, 2025**

Code Enforcement

Minimum Housing Code Violation(s)

CCM-25-00068

B. Hughes

4730 St Pete LLC

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.

**10:00 A.M.**

**ITEM: 7**

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

**RESCHEDULED FROM SEPTEMBER 8, 2025**

Code Enforcement

Inoperable Vehicle Code Violation(s); Prohibited Vehicle  
Code Violation(s)

CCM-25-00061

D. Devol

Haas, Clinton Est.

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: 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.

**NO HEARING REQUIRED**

**ITEM: 08**

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

**JOINT PETITION GRANTED FOR EXTENSION OF TIME**

Code Enforcement

First Extension of Time

CCM-25-00037

B. Hughes

275 HYW Holdings LLC

275 HYW Holdings LLC

6036 45<sup>th</sup> Ave. N.

St. Petersburg, FL 33709-5107

and

275 HYW Holdings LLC

2500 55<sup>th</sup> 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](mailto:MNEWTON@SHUMAKER.COM)

And

Yoni Wasser

Shumaker, Loop & Kendrick, LLP

101 East Kennedy Blvd.

Ste. 2800

Tampa, FL 33602

[YWASSER@SHUMAKER.COM](mailto:YWASSER@SHUMAKER.COM)

VIOLATION ADDRESS:

2500 55<sup>th</sup> Ave. N.

St. Petersburg, FL 33714

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (MH)  <b>*New Compliance Due Date: November 14, 2025</b>	2500 55 <sup>th</sup> 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>
<p>138-90 (ZO)</p> <p><b>*New Compliance Due Date: November 14, 2025</b></p>	<p>2500 55<sup>th</sup> Ave. N. St. Petersburg, FL 33714</p>	<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: 9**

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

**JOINT PETITION GRANTED FOR EXTENSION OF TIME**

Code Enforcement

Third Extension of Time

CCM-24-00089

B. Hughes

Collin, Michael H Est

Collin, Michael H Est

Earl H. Collin

Bessie W. Collin

4000 52<sup>nd</sup> St. N.

St. Petersburg, FL 33709-5618

And

Collin, Michael H Est.

4000 52<sup>nd</sup> St. N.

St. Petersburg, FL 33709-5618

And

Betty Jane Collins (Possible Heir)

571 Tulip Cir E

Auburndale, FL 33823

And

Jason Arthur Collins (Possible Heir)

2263 Parkland Dr.

Lakeland, FL 33811

And

Jason Arthur Collins (Possible Heir)

6075 Velvet Loop

Lakeland, FL 33811

VIOLATION ADDRESS:

4000 52<sup>nd</sup> St. N.

St. Petersburg, FL 33709

**VIOLATION(S):**

Code Section	Location	Violation
58-270 (IV)  <b>*New Compliance Due Date: November 10, 2025</b>	4000 52 <sup>nd</sup> St. N. St. Petersburg, FL 33709	The parking/storing of inoperable vehicles on property to include but not limited to a red Ford F-250 with an expired tag displayed, ZMV 7082, 02/20, and a blue Chrysler Town and Country with expired tag displayed, Y98 ZWJ, 07/24.
22-299 (MH)  <b>*New Compliance Due Date: November 10, 2025</b>	4000 52 <sup>nd</sup> St. N. St. Petersburg, FL 33709	Roof, fascia, and soffit are in disrepair and poor condition with holes, rotted wood, and missing sections. Exterior walls are in disrepair and poor condition with holes in walls, algae like substance on surfaces, rotted wood, peeling/chipped paint, Windows are not weathertight/watertight and no longer attached inside window frames. Exterior perimeter wall is in disrepair and poor condition with crumbling/missing sections.

22-134 (MH)	4000 52 <sup>nd</sup> St. N. St. Petersburg, FL 33709	Address number is not displayed/easily legible on mailbox and primary structure.
58-304 (TD)	4000 52 <sup>nd</sup> St. N. St. Petersburg, FL 33709	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 vegetative debris, metal frame, cinder blocks, dilapidated cart and trailer, and similar miscellaneous items.