

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

November 10, 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

DEPARTMENT:

MATTER:

CASE NO:

INVESTIGATOR:

CITATION(S) NO:

DEFENDANT:

NOTICE ADDRESS:

RESCHEDULED FROM NOVEMBER 17, 2025

PCCLB

Advertising Code Violation; Holding Out Code Violation

CLB-MG25-00419

CLB-MG25-00420

J. Padgett

CLB-CT25-00516

CLB-CT25-00517

Corey A. Steiner

Corey A. Steiner

7826 Aden Loop

New Port Richey, FL 34655

STEINERCOREY@GMAIL.COM

And

City of Seminole

Attn: Jim Reeves, Building Official (Plaintiff's Witness)

9199 113th St. N

Seminole, FL 33772

and

PCCLB Investigator J. Padgett (Plaintiff's Witness)

Pinellas County Code Enforcement

631 Chestnut Street

Clearwater, FL 33756

And

Yardley Collett, Esq. (Assistant County Attorney For PCCLB)

C/O Ekaterina Scagnelli, Legal Secretary

Pinellas County Attorney's Office

315 Court St

6th Floor

Clearwater, FL 33756

VIOLATION ADDRESS:

FLSOUTHERNRENOVATIONS.COM GOOGLE

GOOGLE

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (6)	FLSOUTHERNRENOVATIONS.COM GOOGLE	CLB-CT25-00516 Unlicensed contractor advertising remodeling services including drywall and carpentry, via website/google, in Pinellas County, FL.
22-14 (4)	GOOGLE	CLB-CT25-00517 Unlicensed contracting holding himself out while advertising his company, via google, in Pinellas County, FL.

ITEM: 02

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation; Zoning Code Violation(s)
CASE NO: CCM-25-00078
OFFICER: B. Hughes
OWNER: Revocable Family Trust LLC
NOTICE ADDRESS: Revocable Family Trust LLC
4532 W Kennedy Blvd
Tampa, FL 33609
And
Revocable Family Trust LLC
452
4532 W Kennedy Blvd
Tampa, FL 33609
And
Beacon Hill Corporate Services, LLC, Registered Agent for
Revocable Family Trust LLC
315 S Plant Avenue
Tampa, FL 33606
And
B4V 311 LLC, Manager For
Revocable Family Trust LLC
Unit 452
Tampa, FL 33609
VIOLATION ADDRESS: 5831 64th St. N.
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	5831 64 th St. N. St. Petersburg, FL 33709	Dwelling and Accessory structure in deteriorated condition to include but not limited to: *Damaged and/or deteriorated exterior walls with diminished and/or peeling paint, holes to the exterior, and rotted wood in need of repair and protective coating, i.e., paint. *Windows and door(s) of the dwelling are boarded with plywood for a period longer than 90 days. *Damaged and/or missing soffit surrounding the dwelling in need of replacement and/or repair. *Deteriorated accessory structure, i.e., a wooden dock which is missing planks.

58-304 (TD)	5831 64 th St. N. St. Petersburg, FL 33709	<p>Untended growth of vegetative matter was present on property, i.e., overgrown grass and weeds throughout the property.</p> <p>An accumulation of trash and debris is present on property to include but not limited to discarded appliances, pieces of wood, concrete rubble, and miscellaneous items of trash and debris.</p>
138-3703 (ZO)	5831 64 th St. N. St. Petersburg, FL 33709	<p>Wooden and chain link fences are in disrepair and poor condition with broken/missing pickets, leaning sections/panels, and broken gate.</p>

ITEM: 03

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s)
CASE NO: CCM-25-00080
OFFICER: D. Devol
OWNER: Gordon, Philip Scott
NOTICE ADDRESS: Gordon, Philip Scott
112 Poinciana Ln
Largo, FL 33770-2614
And
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 112 Poinciana Ln
Largo, FL 33770-2614

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	112 Poinciana Ln Largo, FL 33770-2614	Pool is not being maintain and has green water stagnant water.
58-304 (TD)	112 Poinciana Ln Largo, FL 33770-2614	An accumulation of discarded trash and junk to include but not limited to white garbage bags, plastic totes, furniture cushions, and other noxious items scattered around the front door and pool area.

ITEM: 04

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

RESCHEDULED TOO NOVEMBER 17, 2025

Code Enforcement

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

CCM-25-00085

D. Devol

Redmark Real Estate Inc.

Redmark Real Estate Inc.

1275 Sedeeva Cir N

Clearwater, FL 33755-1144

And

Mark A Redinger, Registered Agent For

Redmark Real Estate Inc.

1275 Sedeeva Cir N

Clearwater, FL 33755-1144

And

Mark A Redinger, President For

Redmark Real Estate Inc.

1275 Sedeeva Cir N

Clearwater, FL 33755-1144

And

D. Devol, Special Magistrate Officer

Pinellas County Code Enforcement

631 Chestnut Street

Clearwater, FL 33756

VIOLATION ADDRESS: 15448 Avalon Ave

Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	15448 Avalon Ave Clearwater, FL 33760	Dwelling has defects in need of repair to include but not limited to: windows are broken, missing and/or covered with boards. Exterior walls have areas staining. Sections of soffit in need of repair, and area of the patio ceiling is detached.
58-270 (IV)	15448 Avalon Ave Clearwater, FL 33760	Parking/storing of and inoperable vehicle on the property to include but not limited to a white & blue Tioga Arrow RV with no current registration tag affixed.
58-304 (TD)	15448 Avalon Ave Clearwater, FL 33760	An accumulation of discarded pieces of fence panels, blue tarps, a couch, metal file cabinet, window frame with broken glass, and other noxious items scattered throughout the untended overgrowth of grass and weeds.

138-3703 (ZO)	15448 Avalon Ave Clearwater, FL 33760	Failure to maintain a chain link fence in a state of good repair, ie. leaning posting and detached fence section.
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ITEM: 05

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-25-00091

OFFICER: D. Devol

OWNER: Kunz, Walter T
Kunz, Ronda B

NOTICE ADDRESS: Kunz, Walter
Kunz, Ronda
5931 138th Ct
Clearwater, FL 33760

And

Kunz, Walter T
Kunz, Ronda B
5931 138th Ct
Clearwater, FL 33760

And

D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756

VIOLATION ADDRESS: 5931 138th Ct
Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	5931 138 th Ct Clearwater, FL 33760	Dwelling has defects in need of repair to include but not limited to: areas of the fascia displaying bare untreated wood in need of siding and/or protective coating, and flashing that is bent. Dilapidated and partially dismantled shed in the rear of the property that needs to be removed.
58-270 (IV)	5931 138 th Ct Clearwater, FL 33760	Parking/storing of an inoperable vehicle on the property to include but not limited to a green hauling trailer FL tag 9617NH expired 11/21 with no current registration sticker affixed.
58-304 (TD)	5931 138 th Ct Clearwater, FL 33760	An accumulation of discarded junk, trash, debris and refuse items to include but not limited to bags of trash, plastic buckets, tarps, discarded artificial turf, a tire, pieces of metal and wood and other noxious items too numerous to mention scattered throughout the entire property.

138-90 (ZO)	5931 138 th Ct Clearwater, FL 33760	Placing and maintaining a shed on the property which exceeds the allowable 200 square feet in size without first obtaining a zoning clearance.
138-3220 (ZO)	5931 138 th Ct Clearwater, FL 33760	The outdoor storage of items not appropriate for outdoor storage to include but not limited to plywood wood, a shopping cart filled with miscellaneous items, car parts, suitcase with clothing items, a generator and numerous other items scattered throughout the property.

ITEM: 06

DEPT: Code Enforcement
MATTER: Zoning Code Violation(s)
CASE NO: CCM-25-00089
OFFICER: D. Devol
OWNER: Kahana, Alan
NOTICE ADDRESS: Kahana, Alan
692 Columbus Dr.
Tierra Verde, FL 33715
And
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 692 Columbus Dr
Tierra Verde, FL 33715

VIOLATION(S):

Code Section	Location	Violation
138-90	692 Columbus Dr Tierra Verde, FL 33715	Construction/install of a raised concrete pad without first obtaining a zoning clearance.

ITEM: 07**RESCHEDULED TO NOVEMBER 17, 2025**

DEPT:

Code Enforcement

MATTER:

Noise Ordinance Code Violation(s)

CASE NO:

CCM-25-00087

OFFICER:

D. Devol

OWNER:

Anclore Casita LLC

NOTICE ADDRESS:

Anclore Casita LLC

1257 Anclore Rd

Tarpon Springs, FL 34689

and

Anderson, Jason K, Registered Agent For

Anclore Casita LLC

1257 Anclore Rd

Tarpon Springs, FL 34689

and

Anderson, Jason K, Manager For

Anclore Casita LLC

1257 Anclore Rd

Tarpon Springs, FL 34689

and

D. Devol, Special Magistrate Officer

Pinellas County Code Enforcement

631 Chestnut Street

Clearwater, FL 33756

VIOLATION ADDRESS:

1312 Lane Ave

Tarpon Springs, FL 34689

VIOLATION(S):

Code Section	Location	Violation
58-444 (NO)	1312 Lane Ave Tarpon Springs, FL 34689	Loud & Raucous noise that is itinerant & transient in nature as detected from the nearest adjacent property line within a residential zone which has been acknowledged by 2 written affidavits.

ITEM: 8

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-25-00084
OFFICER: B. Hughes
OWNER: Calzidilla, Evelio
16116 4th St. E.
Redington Beach, FL 33708-1614
NOTICE ADDRESS: Calzidilla, Evelio
16116 4th St. E.
Redington Beach, FL 33708-1614
And
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 4595 49th St. N.
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	4595 49 th St. N. St. Petersburg, FL 33709	Exterior premises should be kept free from nuisances to include but not limited to real Kubota tractor on a trailer without a current tag displayed, white box truck on property without a current tag displayed, accessory tractor equipment, piping, plastic drum, and similar items present on property.
138-90 (ZO)	4595 49 th St. N. St. Petersburg, FL 33709	Development activity and change of use without first obtaining an approved zoning clearance.
138-179 (ZO)	4595 49 th St. N. St. Petersburg, FL 33709	Failure to adhere to final approved site plan # 3246 without first obtaining further site plan review and approval to include but not limited to removal of asphalt and installation of concrete, closing cooler entrance, change in vegetation, and installation of artificial turf.

ITEM: 9

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s)
CASE NO: CCM-25-00083
OFFICER: B. Hughes
OWNER: Xaycharuen, Khamphuey
Le, Michelle Thu
NOTICE ADDRESS: Xaycharuen, Khamphuey
Le, Michelle Thu
612 S Lincoln Ave
Clearwater, FL 33756-5961
and
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 15500 George Blvd
Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	15500 George Blvd Clearwater, FL 33760	Exposed bare wood is present on exterior surfaces to include but not limited to 2 accessory structures without weathertight, watertight protective covering (i.e. paint).
58-304 (TD)	15500 George Blvd Clearwater, FL 33760	The accumulation of trash and debris on property to include but not limited to bucket and discarded tree limbs and tree debris.

ITEM: 10

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-25-00082
OFFICER: B. Hughes
OWNER: Harrington, Patricia J
NOTICE ADDRESS: Harrington, Patricia J
882 Park St S
St. Petersburg, FL 33707-2964
and
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 882 Park St S
South Pasadena, FL 33707

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	882 Park St S South Pasadena, FL 33707	The dwelling is in disrepair and poor condition to include but not limited to bare wood in need of protective coating ie paint, window boarded with plywood for a period longer than 90 days, box with exposed wires missing cover, and fascia and soffit missing or in disrepair.
58-304 (TD)	882 Park St S South Pasadena, FL 33707	An excessive accumulation of trash and debris is present on property to include but not limited to multiple bags of trash, discarded indoor furniture, discarded tires, vegetative debris, and similar miscellaneous items too numerous to list.
138-3220 (ZO)	882 Park St S South Pasadena, FL 33707	The outdoor storage of items not appropriate for outdoor storage to include but not limited to indoor furniture, lamps, shelves, wooden cabinets, fence panels, bicycles parts, motorcycle helmets, dressers, bird cage, 5-gallon buckets, ladder, storage totes, extension cords, shoes, pavers, tools/equipment, cooler, wagon, microwave, sports equipment, and other miscellaneous items throughout the property too numerous to list. The outdoor storage of permissible items not screened from public view to

		include but not limited to refuse containers, toys, and barbeque grill.
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ITEM: 11

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-25-00081

OFFICER:

B. Hughes

OWNER:

Property Services M & K LLC

NOTICE ADDRESS:

Property Services M & K LLC

16103 5th St E

Redington Beach, FL 33708-1615

and

Property Services M&K LLC

16103 5th St E

Redington Beach, FL 33708-1615

and

Legal Inc Corporate Services Inc., Registered Agent For

Property Services M&K LLC

476 Riverside Ave

Jacksonville, FL 32202

and

Unites States Corporation Agents, Inc., Registered AgentFor

Legal Inc Corporate Services Inc.

476 Riverside Ave

Jacksonville, FL 32202

and

Legal Inc Corporate Services Inc.

10601 Clarence Dr.

Ste. 250

Frisco, TX 75033

and

Karimi, Mohammad, Authorized Member For

Property Services M & K LLC

16103 5th St. E.

Redington Beach, FL 33708-1615

and

Karimi Astaneh, Keumars, Authorized Member For

Property Services M & K LLC

16103 5th St. E.

Redington Beach, FL 33708-1615

and

B. Hughes, Special Magistrate Officer

Pinellas County Code Enforcement

631 Chestnut Street

Clearwater, FL 33756

VIOLATION ADDRESS:

11625 131st St. N.

Largo, FL 33774

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	11625 131 st St. N. Largo, FL 33774	A dwelling and/or accessory structure in a deteriorated condition to include but not limited to broken and/or damaged windows, rotted wood, damaged gable bent, missing window screens, algae like substance/dirt on exterior walls, inappropriate material (cardboard) being used to secure window A/C unit, and hole to exterior around window unit installed in wall.
22-301 (MH)	11625 131 st St. N. Largo, FL 33774	Failure to maintain the property in a clean and sanitary condition to include but not limited to failure to place all garbage in garbage/rubbish storage containers and open storage of debris throughout the property.
58-270 (IV)	11625 131 st St. N. Largo, FL 33774	Parking and/or storing of inoperable vehicles on residentially zoned property to include but not limited to a green Honda Element with expired FL registration tag NFK19 affixed (10/24) and a Ford Fusion with expired FL registration tag affixed CP72KP (07/25).
58-304 (TD)	11625 131 st St. N. Largo, FL 33774	The accumulation of trash and debris to include but not limited to discarded tires, tire rims, household trash, cardboard, furniture, appliances/microwave ovens, wood fence sections, interior doors, electronics, car batteries, plastic containers, scrap lumber, bicycle parts, gas cans, and other similar miscellaneous items too numerous to list. Untended growth of vegetative matter (overgrowth) was present on property.
138-3210 (ZO)	11625 131 st St. N. Largo, FL 33774	Prohibited use of occupying recreational vehicle/travel trailer as an accessory dwelling unit in a residentially zoned district.

1:30 P.M.

ITEM: 12

DEPT: Floodplain
MATTER: Appeal
CASE NO: CCM-25-00086
ADMINISTRATOR: L. Foster
OWNER: William Nobles
NOTICE ADDRESS: William Nobles
172 Annwood Rd.
Palm Harbor, FL 34685
nobleshome@me.com
and
Gene Crosson, Division Manager
Building & Development Review Services
440 Court Street
Clearwater, FL 33756
gcrosson@pinellas.gov
and
Lisa Foster, CFM
Floodplain Administrator
ldfoster@pinellas.gov
and
David Barrera, Esq.
Pinellas County Attorney's Office
315 Court Street, 6th Floor
Clearwater, FL 33756
dbarrera@pinellas.gov
tthandiwe@pinellas.gov
VIOLATION ADDRESS: 172 Annwood Rd.
Palm Harbor, FL 34685