

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

**December 15, 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); 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
4532 W Kennedy Blvd
Unit 452
Tampa, FL 33609
AND
Fauntleroy & Satmay, P.A.
Attn: Christopher B. Fauntleroy, Esq.
C/O Melissa Belen-Cruz, Legal Assistant
100 S Ashley Dr.
Ste 600
Tampa, FL 33602
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.

		<p>*Windows and door(s) of the dwelling are boarded with plywood for a period longer than 90 days.</p> <p>*Damaged and/or missing soffit surrounding the dwelling in need of replacement and/or repair.</p> <p>*Deteriorated accessory structure, i.e., a wooden dock which is missing planks.</p>
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	Wooden and chain link fences are in disrepair and poor condition with broken/missing pickets, leaning sections/panels, and broken gate.

ITEM: 02

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation; Zoning Code Violation(s)
CASE NO: CCM-25-00088
OFFICER: B. Hughes
OWNER: Perdue, Brenda
NOTICE ADDRESS: Perdue, Brenda
11302 60th Ter
Seminole, FL 33772-6641
And
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 11302 60th Ter
Seminole, FL 33772

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	11302 60 th Ter Seminole, FL 33772	Exterior surfaces are in disrepair and poor condition to include but not limited to chipped/peeling/deteriorated paint. Roof and all portions are not free from defects to include but not limited to holes, rotted wood, peeling paint, and vegetative growth and debris in rain gutters.
58-304 (TD)	11302 60 th Ter Seminole, FL 33772	Untended growth of vegetative matter was present on property. An accumulation of debris was present on property to include but not limited to vegetative debris, fence debris, ceiling debris, and discarded lattice.
138-3703 (ZO)	11302 60 th Ter Seminole, FL 33772	Fence is in disrepair and poor condition with broken pickets, leaning, and missing sections.

ITEM: 03

DEPT: Code Enforcement
MATTER: Zoning Code Violation(s)
CASE NO: CCM-25-00090
OFFICER: B. Hughes
OWNER: Buis Properties LLC
NOTICE ADDRESS: Buis Properties LLC
495 Johns Pass Ave
St. Petersburg, FL 33708-2365
And
Buis, Nicholas A, Registered Agent for
Buis Properties LLC
495 Johns Pass Ave
St. Petersburg, FL 33708-2365
And
Buis, Nicholas A, Authorized Member for
Buis Properties LLC
495 Johns Pass Ave
St. Petersburg, FL 33708-2365
And
Buis, Priscilla, Authorized Member for
Buis Properties LLC
495 Johns Pass Ave
St. Petersburg, FL 33708-2365
And
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756

VIOLATION ADDRESS: 1979 Wild Acres Rd.
Largo, FL 33771

VIOLATION(S):

Code Section	Location	Violation
154-231 (ZO)	1979 Wild Acres Rd. Largo, FL 33771	Expansion of business onto the right of way without having first obtained a right-of-way permit. The utilization of the county right-of-way that impeded public access, restricts vehicular access and sight lines, and poses a risk to public infrastructure by the parking or staging of equipment and vehicles without first having obtained a right-of way permit.

ITEM: 04

DEPT: Code Enforcement
MATTER: Trash and Debris Code Violation(s)
CASE NO: CCM-25-00092
OFFICER: B. Hughes
OWNER: DDH Fund LLC
NOTICE ADDRESS: DDH Fund LLC
256 Eagleview Blvd Unit 154
Exton, PA 19341-1157
And
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 1808 Fox Cir
Clearwater, FL 33764

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	1808 Fox Cir Clearwater, FL 33764	Untended growth (overgrowth) and excessive accumulation of weeds or other plant material is present on the property. Vegetative debris is present on property.

ITEM: 05

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-25-00094
OFFICER: B. Hughes
OWNER: MMAT LLC
NOTICE ADDRESS: MMAT LLC
107 N McMullen Booth Rd
Clearwater, FL 33759-4450
And
Iranmanesh, Tahereh, Registered Agent for
MMAT LLC
107 N McMullen Booth Rd
Clearwater, FL 33759-4450
And
Iranmanesh, Tahereh, Manager for
MMAT LLC
107 N McMullen Booth Rd
Clearwater, FL 33759-4450
And
Aram Bonyar, Ali, Manager for
MMAT LLC
107 N McMullen Booth Rd
Clearwater, FL 33759-4450
and
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756

VIOLATION ADDRESS: 4500 49th St N
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	4500 49 th St N St. Petersburg, FL 33709	Building in deteriorated condition to include but not limited to bare, damaged, and/or deteriorated fascia, exterior walls at the front and rear of the building in need of replacement and/or repair with protective coating i.e. paint, and hole in the roof of awning. Parking/storing of inoperative vehicle with expired registration affixed, AKS9-38E, 07/25 and red trailer with locked wheels, flat tire and no tag affixed. Exterior of premises is not kept free from nuisances and hazards with inoperative machinery, car parts, lumber, piping, hoist, doors, buckets, chain link fencing, scrap

		metal, and other miscellaneous items too numerous to list.
154-231 (IV)	4500 49 th St N St. Petersburg, FL 33709	For the utilization of the right-of-way i.e., storage of vehicles, heavy equipment, and other similar items in a manner that impedes the public access and vehicular sight lines without first having obtained a right of way utilization permit.
138-90 (ZO)	4500 49 th St N St. Petersburg, FL 33709	For the placement and/or maintaining of a fence taller than 3-feet and adjacent to a public right-of-way without first obtaining a Zoning Clearance, i.e., the white vinyl fence adjacent to 49 th St. N (per 138-3702 (f)).