

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

January 23, 2026

**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 Defendants / Witnesses
3. Cases
4. County Attorney Matters (as needed)
5. Adjournment / Hearing Closed

9:00 A.M.

ITEM: 01

DEPARTMENT: PCCLB
MATTER: Advertising Code Violation
CASE NO: CLB-MG25-01087
INVESTIGATOR: J. Padgett
CITATION(S) NO: CLB-CT25-00803
DEFENDANT: Anthony Scott Phillips
NOTICE ADDRESS: Anthony Scott Phillips
5034 Isla Vista Ct.
New Port Richey, FL 34655
ANTHONY@TONYSHANDYMANSVCS.COM
and
PCCLB Investigator J. Padgett (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
JPADGETT@PINELLAS.GOV
and
Yardley Collett, Esq. (Assistant County Attorney for PCCLB)
C/O Thandiwe Tenn, Legal Secretary
Pinellas County Attorney's Office
315 Court St.
6th Floor
Clearwater, FL 33756
YCOLLETT@PINELLAS.GOV
TTHANDIWE@PINELLAS.GOV
VIOLATION ADDRESS: Facebook.com

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (6)	Facebook.com	CLB-CT25-00803 Unlicensed contractor advertising plumbing, electrical, carpentry and aluminum structure services, via Facebook, in Pinellas County, FL.

ITEM: 02

DEPARTMENT: PCCLB
MATTER: Unlicensed Contracting Code Violation; No Permit Code Violation
CASE NO: CLB-MG25-01088
CLB-MG25-01089
INVESTIGATOR: J. Padgett
CITATION(S) NO: CLB-CT25-00807
CLB-CT25-00808
DEFENDANT: Chau Nguyen
NOTICE ADDRESS: Chau Nguyen (Defendant)
535 Central Ave.
St. Petersburg, FL 33701
and
David Blum, P.A.
Attn: David Blum, Esq. (Attorney for Defendant)
P.O. Box 7624
Seminole, FL 33775
DAVID@DAVIDBLUMLAW.COM
and
PCCLB Investigator J. Padgett (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
JPADGETT@PINELLAS.GOV
and
Yardley Collett, Esq. (Assistant County Attorney for PCCLB)
C/O Thandiwe Tenn, Legal Secretary
Pinellas County Attorney's Office
315 Court St.
6th Floor
Clearwater, FL 33756
YCOLLETT@PINELLAS.GOV
TTHANDIWE@PINELLAS.GOV
VIOLATION ADDRESS: 6342 N 66th Ln
Pinellas Park, FL 33781

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	6342 N 66 th Ln Pinellas Park, FL 33781	CLB-CT25-00807 Engaging in a residential remodel including carpentry work at a residence in Pinellas County, FL.
22-14 (5)	6342 N 66 th Ln Pinellas Park, FL 33781	CLB-CT25-00808 Engaging in a residential remodel including window replacements without the required permit at a property in Pinellas County, FL.

ITEM: 03**CONTINUED FROM JANUARY 12, 2026**

DEPARTMENT:

PCCLB

MATTER:

Advertising Code Violation; Holding Out Code Violation

CASE NO:

CLB-MG25-00955

CLB-MG25-00956

CLB-MG25-00957

CLB-MG25-00958

INVESTIGATOR:

J. Padgett

CITATION(S) NO:

CLB-CT25-00590

CLB-CT25-00572

CLB-CT25-00573

CLB-CT25-00574

DEFENDANT:

Joseph T Khouri

NOTICE ADDRESS:

Joseph T Khouri (Defendant)

880 Mandalay Ave

Clearwater, FL 33767

And

Robert Eckard & Associates, P.A. (Attorney for Defendant)

Robert D. Eckard, B.C.S. and Drew K. Patterson, Esq.

3110 Palm Harbor Blvd

Palm Harbor, FL 34683

ROBERT@ROBERTECKARDLAW.COMDREW@ROBERTECKARDLAW.COMJUANITA@ROBERTECKARDLAW.COMSERVICE@ROBERTECKARDLAW.COM

and

PCCLB Investigator J. Padgett (Plaintiff's Witness)

Pinellas County Code Enforcement

631 Chestnut Street

Clearwater, FL 33756

JPADGETT@PINELLAS.GOV

and

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

C/O Thandiwe Tenn, Legal Secretary

Pinellas County Attorney's Office

315 Court St

6th Floor

Clearwater, FL 33756

YCOLLETT@PINELLAS.GOVTTHANDIWE@PINELLAS.GOV

VIOLATION ADDRESS:

SMDOORAUTOMATIC.COM YELP GOOGLE NEXTDOOR

TARPON SPRINGS, FL 34689

OXYBritesSERVICES.COM GOOGLE YELP CRAIGSLIST

OXYBritesSERVICES.COM

VIOLATION(S):

Code Section	Location	Citation # and Violation
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22-14 (6)	SMDOORAUTOMATIC.COM YELP GOOGLE NEXTDOOR	CLB-CT25-00590 Unlicensed contractor advertising commercial door installations, via website/google/nextdoor, yelp, in Pinellas County, FL.
22-14 (6)	TARPON SPRINGS, FL 34689	CLB-CT25-00572 Unlicensed contractor advertising garage door services, via flier, in Pinellas County, FL.
22-14 (6)	OXYBRITESERVICES.COM GOOGLE YELP CRAIGSLIST	CLB-CT25-00573 Unlicensed contractor advertising garage door services via website, google, craigslist and yelp in Pinellas County, FL.
22-14 (4)	OXYBRITESERVICES.COM	CLB-CT25-00574 Unlicensed contractor holding himself out to the public while advertising garage door services via webpage in Pinellas County, FL.

ITEM: 04

DEPARTMENT:

MATTER:

CASE NO:

INVESTIGATOR:

CITATION(S) NO:

DEFENDANT:

NOTICE ADDRESS:

CONTINUED FROM JANUARY 16, 2026

PCCLB

Unlicensed Contracting Code Violation; No Permit Code Violation

CLB-MG25-00969

CLB-MG25-00970

C. Ferland

CLB-CT25-00633

CLB-CT25-00863

Jason Anderson

Jason Anderson

1257 Anclote Rd.

Tarpon Springs, FL 34689

JASON.ANDERSON505@YAHOO.COM

and

Tony Leisner (Plaintiff's Witness)

1350 Riverside Avenue

Tarpon Springs, FL 34689

DRLEISNER@VERIZON.NET

and

PCCLB Investigator C. Ferland (Plaintiff's Witness)

Pinellas County Code Enforcement

631 Chestnut Street

Clearwater, FL 33756

CFERLAND@PINELLAS.GOV

and

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

C/O Thandiwe Tenn, Legal Secretary

Pinellas County Attorney's Office

315 Court St

6th Floor

Clearwater, FL 33756

YCOLLETT@PINELLAS.GOVTTHANDIWE@PINELLAS.GOV

VIOLATION ADDRESS:

1312 Lane Ave

Tarpon Springs, FL 34689

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	1312 Lane Ave Tarpon Springs, FL 34689	CLB-CT25-00633 Unlicensed contracting for interior remodel to include new electrical, windows, doors, siding, ac and plumbing within Pinellas County, FL.
22-14 (5)	1312 Lane Ave Tarpon Springs, FL 34689	CLB-CT25-00863 Work without the required permit for interior remodel to include new electrical, windows, doors, ac and

		plumbing within Pinellas County, FL.
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ITEM: 05

DEPARTMENT:

MATTER:

CASE NO:

INVESTIGATOR:

CITATION(S) NO:

DEFENDANT:

NOTICE ADDRESS:

CONTINUED FROM JANUARY 16, 2026

PCCLB

No Permit Code Violation; Unlicensed Contracting Code Violation

CLB-MG25-00971

CLB-MG25-00972

C. Ferland

CLB-CT25-00634

CLB-CT25-00635

Jason Anderson

Jason Anderson

1257 Anclote Rd.

Tarpon Springs, FL 34689

JASON.ANDERSON505@YAHOO.COM

and

Tony Leisner (Plaintiff's Witness)

1350 Riverside Avenue

Tarpon Springs, FL 34689

DRLEISNER@VERIZON.NET

and

PCCLB Investigator C. Ferland (Plaintiff's Witness)

Pinellas County Code Enforcement

631 Chestnut Street

Clearwater, FL 33756

CFERLAND@PINELLAS.GOV

and

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

C/O Thandiwe Tenn, Legal Secretary

Pinellas County Attorney's Office

315 Court St

6th Floor

Clearwater, FL 33756

YCOLLETT@PINELLAS.GOVTTHANDIWE@PINELLAS.GOV

VIOLATION ADDRESS:

1888 Osceola St

Tarpon Springs, FL 34689

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (5)	1888 Osceola St Tarpon Springs, FL 34689	CLB-CT25-00634 Work without the required permit for interior remodel to include new electrical, windows, doors, ac, siding and plumbing within Pinellas County, FL.
22-14 (1)	1888 Osceola St Tarpon Springs, FL 34689	CLB-CT25-00635 Unlicensed contracting to perform interior remodel to include new electrical, windows, doors, ac, siding

		and plumbing within Pinellas County, FL.
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ITEM: 06

DEPARTMENT:

MATTER:

CASE NO:

INVESTIGATOR:

CITATION(S) NO:

DEFENDANT:

NOTICE ADDRESS:

CONTINUED FROM JANUARY 16, 2026

PCCLB

No Permit Code Violation; Unlicensed Contracting Code Violation

CLB-MG25-00973

CLB-MG25-00974

C. Ferland

CLB-CT25-00637

CLB-CT25-00638

Jason Anderson

Jason Anderson

1257 Anclote Rd.

Tarpon Springs, FL 34689

JASON.ANDERSON505@YAHOO.COM

and

Tony Leisner (Plaintiff's Witness)

1350 Riverside Avenue

Tarpon Springs, FL 34689

DRLEISNER@VERIZON.NET

and

PCCLB Investigator C. Ferland (Plaintiff's Witness)

Pinellas County Code Enforcement

631 Chestnut Street

Clearwater, FL 33756

CFERLAND@PINELLAS.GOV

and

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

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315 Court St

6th Floor

Clearwater, FL 33756

YCOLLETT@PINELLAS.GOVTTHANDIWE@PINELLAS.GOV

VIOLATION ADDRESS: 1888 ½ Osceola St

Tarpon Springs, FL 34689

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (5)	1888 ½ Osceola St Tarpon Springs, FL 34689	CLB-CT25-00637 Work without the required permit for interior remodel to include new electrical, windows, doors, ac, siding and plumbing within Pinellas County, FL.
22-14 (1)	1888 ½ Osceola St Tarpon Springs, FL 34689	CLB-CT25-00638 Unlicensed contracting for the interior remodel to include new electrical, windows, doors, ac, siding

		and plumbing within Pinellas County, FL.
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ITEM: 07

DEPARTMENT:

MATTER:

CASE NO:

INVESTIGATOR:

CITATION(S) NO:

DEFENDANT:

NOTICE ADDRESS:

CONTINUED FROM JANUARY 16, 2026

PCCLB

No Permit Code Violation

CLB-MG25-00975

C. Ferland

CLB-CT25-00641

Jason Anderson

Jason Anderson

1257 Anclore Rd.

Tarpon Springs, FL 34689

JASON.ANDERSON505@YAHOO.COM

and

Tony Leisner (Plaintiff's Witness)

1350 Riverside Avenue

Tarpon Springs, FL 34689

DRLEISNER@VERIZON.NET

and

PCCLB Investigator C. Ferland (Plaintiff's Witness)

Pinellas County Code Enforcement

631 Chestnut Street

Clearwater, FL 33756

CFERLAND@PINELLAS.GOV

and

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

C/O Thandiwe Tenn, Legal Secretary

Pinellas County Attorney's Office

315 Court St

6th Floor

Clearwater, FL 33756

YCOLLETT@PINELLAS.GOVTTHANDIWE@PINELLAS.GOV

VIOLATION ADDRESS: 1257 Anclore Rd

Tarpon Springs, FL 34589

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (5)	1257 Anclore Rd Tarpon Springs, FL 34589	CLB-CT25-00641 Work without the required permit to include new structure in rear of the main home, new windows, doors and split unit ac on main house within Pinellas County, FL.

ITEM: 08

DEPARTMENT: PCCLB
MATTER: No Permit Code Violation; Unlicensed Contracting Code Violation
CASE NO: CLB-MG25-01048
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT25-00787
DEFENDANT: William R Marshall
NOTICE ADDRESS: William R Marshall (Defendant)
16414 Alford Ln
Springhill, FL 34610
DMARSHALL08693@YAHOO.COM
and
PCCLB Investigator C. Ferland (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
CFERLAND@PINELLAS.GOV
And
Yardley Collett, Esq. (Assistant County Attorney For PCCLB)
C/O Thandiwe Tenn, Legal Secretary
Pinellas County Attorney's Office
315 Court St
6th Floor
Clearwater, FL 33756
YCOLLETT@PINELLAS.GOV
TTENN@PINELLAS.GOV
VIOLATION ADDRESS: 3580 Oak Lake Dr
Palm Harbor, FL 34684

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	3580 Oak Lake Dr Palm Harbor, FL 34684	CLB-CT25-00787 Unlicensed contracting to perform electrical within Pinellas County, FL.

ITEM: 09

DEPARTMENT: PCCLB
MATTER: Advertising Code Violation
CASE NO: CLB-MG25-01010
CLB-MG25-01011
INVESTIGATOR: J. Padgett
CITATION(S) NO: CLB-CT25-00710
CLB-CT25-00711
DEFENDANT: Patrick Flanery
NOTICE ADDRESS: Patrick Flanery (Defendant)
1323 Sands Terrace E
#103
Clearwater, FL 33764
PFLANERY@GMAIL.COM
and
PCCLB Investigator J. Padgett (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
JPADGETT@PINELLAS.GOV
And
Yardley Collett, Esq. (Assistant County Attorney For PCCLB)
C/O Thandiwe Tenn, Legal Secretary
Pinellas County Attorney's Office
315 Court St
6th Floor
Clearwater, FL 33756
YCOLLETT@PINELLAS.GOV
TTENN@PINELLAS.GOV
VIOLATION ADDRESS: 630 Chestnut St
Clearwater, FL 33756
And
PATRICKSHANDYMANSERVICE.COM YELP

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (6)	630 Chestnut St Clearwater, FL 33756	CLB-CT25-00710 Unlicensed contractor advertising drywall and carpentry services to the public, via vehicle, in Pinellas County, FL.
22-14 (6)	PATRICKSHANDYMANSERVICE.COM YELP	CLB-CT25-00711 Unlicensed contractor advertising electrical, drywall and carpentry services, via website/yelp, in Pinellas County, FL.

ITEM: 10

DEPARTMENT: PCCLB
MATTER: Advertising Code Violation
CASE NO: CLB-MG25-01009
INVESTIGATOR: J. Padgett
CITATION(S) NO: CLB-CT25-00742
DEFENDANT: Christopher L Carrigg
NOTICE ADDRESS: Christopher L Carrigg (Defendant)
11215 102nd Ln
Largo, FL 33773
CHRIS@LEVELEDUPHANDYMAN.COM
and
PCCLB Investigator J. Padgett (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
CFERLAND@PINELLAS.GOV
And
Yardley Collett, Esq. (Assistant County Attorney For PCCLB)
C/O Thandiwe Tenn, Legal Secretary
Pinellas County Attorney's Office
315 Court St
6th Floor
Clearwater, FL 33756
YCOLLETT@PINELLAS.GOV
TTENN@PINELLAS.GOV
VIOLATION ADDRESS: FACEBOOK LEVELEDUPHANDYMAN.COM

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (6)	FACEBOOK LEVELEDUPHANDYMAN.COM	CLB-CT25-00742 Unlicensed contractor advertising drywall, electrical, carpentry and fencing services, via website/Facebook, in Pinellas County, FL.