

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

**February 9, 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 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-25-00101  
OFFICER: B. Hughes  
OWNER: Ramnarain, Chadradat  
NOTICE ADDRESS: Ramnarain, Chadradat  
1472 Bugle Ln  
Clearwater, FL 33764-2543  
and  
B. Hughes, Special Magistrate Officer  
Pinellas County Code Enforcement  
631 Chestnut Street  
Clearwater, FL 33756  
VIOLATION ADDRESS: 3094 55<sup>th</sup> Ave. N.  
St. Petersburg, FL 33714

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	3094 55 <sup>th</sup> Ave. N. St. Petersburg, FL 33714	Dwelling in deteriorated condition to include but not limited to roof not free from defects with missing/deteriorated shingles, rotted wood/peeling paint/holes in the fascia, and falling/missing/damaged soffit; exterior walls in poor repair with peeling/diminished paint; and windows opening to outdoor space without screens.
58-304 (TD)	3094 55 <sup>th</sup> Ave. N. St. Petersburg, FL 33714	An accumulation of trash and debris was present on property to include but not limited to tree limbs/branches, broken cinder blocks, discarded tarps, aluminum cans, ceiling debris, plywood, and assorted similar miscellaneous items.
138-3220 (ZO)	3094 55 <sup>th</sup> Ave. N. St. Petersburg, FL 33714	The outdoor storage of items not appropriate for outdoor storage to include but not limited to tires, discarded mattresses and furniture, fence panels, ladders, sink, portable stairs, and similar miscellaneous items.

**ITEM: 02**

DEPT: Code Enforcement  
MATTER: Minimum Housing Code Violation(s); Zoning Code Violation(s)  
CASE NO: CCM-25-00099  
OFFICER: B. Hughes  
OWNER: Huynh, Khai  
NOTICE ADDRESS: Huynh, Khai  
16108 49<sup>th</sup> St. N  
Clearwater, FL 33762-3215  
And  
B. Hughes, Special Magistrate Officer  
Pinellas County Code Enforcement  
631 Chestnut Street  
Clearwater, FL 33756  
[BHUGHES@PINELLAS.GOV](mailto:BHUGHES@PINELLAS.GOV)  
VIOLATION ADDRESS: 13155 40<sup>th</sup> St. N.  
Clearwater, FL 33762

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (MH)	13155 40 <sup>th</sup> St. N. Clearwater, FL 33762	<p>The exterior of the premises and structures not maintained in good repair and condition to include but not limited to the following:</p> <p>*Inoperative machinery and/or vehicles. *Dumpsters converted to storage units. *Accessory structures with rust, mold and/or stained sections. *An accumulation of filth, garbage, trash, refuse, and debris. *An accumulation of discarded tires, appliances, batteries, pallets and other similar items. *An accumulation of clothing placed on railings, appliances and construction parts throughout property. *Brush, weeds, and obnoxious growth of vegetative matter.</p>
138-90 (ZO)	13155 40 <sup>th</sup> St. N. Clearwater, FL 33762	Placing and maintaining multiple accessory structures on the property without first obtaining a zoning clearance to include but not limited to canopy type structure on south side of building, storage type structures/additions to the north side of the building, and dumpsters converted into storage sheds.

**ITEM: 03**

DEPT: Code Enforcement  
MATTER: Minimum Housing Code Violation(s)  
CASE NO: CCM-25-00104  
OFFICER: B. Hughes  
OWNER: E-Z Cashing LLC  
NOTICE ADDRESS: E-Z Cashing LLC  
110 Avis Ave  
Lakewood, NJ 08701-1103  
And  
E-Z Cashing LLC  
C/O Bernstein Law Firm  
10800 Biscayne Blvd  
Ste 950  
Miami, FL 33161-7495  
And  
B. Hughes, Special Magistrate Officer  
Pinellas County Code Enforcement  
631 Chestnut Street  
Clearwater, FL 33756  
[BHUGHES@PINELLAS.GOV](mailto:BHUGHES@PINELLAS.GOV)

VIOLATION ADDRESS: 1130 Pinellas Bayway  
Tierra Verde, FL 33715

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (MH)	1130 Pinellas Bayway Tierra Verde, FL 33715	Property is not kept free from nuisances to include but not limited to overgrowth, vegetative debris, piles of soffit, cinderblocks, abandoned signs, overflowing trash bags, and similar miscellaneous items.  Sign is in disrepair with damaged face and posts with rust/diminished paint and is an abandoned sign advertising a business that is no longer operating. Appearance/maintenance of exterior premises and structures are not in good repair and condition to include but not limited to damaged stucco, disconnected downspout, damaged parking stops, missing drywall, missing soffit, missing cable covers, damaged/missing fascia, boarded windows more than 90 days, exterior walls have peeling/chipped/diminished paint and algae like substance present

		and cracked/broken window is present.
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**ITEM: 04**

DEPT: Code Enforcement  
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation; Zoning Code Violation  
CASE NO: CCM-25-00107  
OFFICER: B. Hughes  
OWNER: Shah, Ashwinkumar C  
Shah, Paresh A  
NOTICE ADDRESS: Shah, Ashwinkumar C  
Shah, Paresh A  
1984 Promenade Way  
Clearwater, FL 33760-1734  
and  
B. Hughes, Special Magistrate Officer  
Pinellas County Code Enforcement  
631 Chestnut Street  
Clearwater, FL 33756  
[BHUGHES@PINELLAS.GOV](mailto:BHUGHES@PINELLAS.GOV)  
VIOLATION ADDRESS: 6358 Roosevelt Blvd  
Clearwater, FL 33760

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	6358 Roosevelt Blvd Clearwater, FL 33760	A dwelling not maintained in a state of good repair to include but not limited to broken windows and doors, rotted wood/diminished paint, exterior surfaces with dirt and/or algae like substance present, exterior doors and windows boarded with plywood, broken exterior lights and roof with defects to include damaged fascia and soffit and diminished/damaged shingles.
58-304 (TD)	6358 Roosevelt Blvd Clearwater, FL 33760	The accumulation trash and debris to include but not limited to discarded plastic storage bins and crates, wheelbarrow filled with tree debris, mailboxes, and other noxious materials throughout property. Untended growth of vegetative matter i.e. overgrown grass, weeds, and/or plant life.
138-3703 (ZO)	6358 Roosevelt Blvd Clearwater, FL 33760	Failure to maintain a fence in a state of good repair to include but not limited to falling, damaged, and/or missing pickets, posts, and/or sections.

**ITEM: 05**

DEPT: Code Enforcement  
MATTER: Commercial Minimum Housing Code Violation(s)  
CASE NO: CCM-26-00001  
OFFICER: D. Devol  
OWNER: Taneja-Uppal, Neelam TRE  
NOTICE ADDRESS: Taneja-Uppal, Neelam TRE  
PO BOX 1002  
Largo, FL 33779-1002  
and  
D. Devol, Special Magistrate Officer  
Pinellas County Code Enforcement  
631 Chestnut Street  
Clearwater, FL 33756  
[DDEVOL@PINELLAS.GOV](mailto:DDEVOL@PINELLAS.GOV)

VIOLATION ADDRESS: 1521 S Missouri Ave  
Clearwater, FL 33756

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (Comm MH)	1521 S Missouri Ave Clearwater, FL 33756	Exterior of the structure in deteriorated condition with rotten and/or bare wood around the soffit and fascia, holes in the fascia and roof, peeling, chipped, and/or diminished paint throughout the structure. Premises is not being kept free of hazards/noxious items such as discarded pieces of wood, sandbags, brush, weeds, broken glass, trash, refuse, and tree debris.

**ITEM: 06**

DEPT: Code Enforcement  
MATTER: Commercial Minimum Housing Code Violation(s)  
CASE NO: CCM-26-00002  
OFFICER: D. Devol  
OWNER: Sheena Investment Living Trust  
Taneja-Uppal, Neelam TRE  
NOTICE ADDRESS: Sheena Investment Living Trust  
Taneja-Uppal, Neelam TRE  
PO Box 1002  
Largo, FL 33779-1002  
and  
D. Devol, Special Magistrate Officer  
Pinellas County Code Enforcement  
631 Chestnut Street  
Clearwater, FL 33756  
[DDEVOL@PINELLAS.GOV](mailto:DDEVOL@PINELLAS.GOV)

VIOLATION ADDRESS: 1527 S Missouri Ave  
Clearwater, FL 33756

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (Comm MH)	1527 S Missouri Ave Clearwater, FL 33756	Exterior of the structure in deteriorated condition with rotten and/or bare wood around the soffit and fascia, holes in the fascia and roof, peeling, chipped, and/or diminished paint throughout the structure. Premises is not being kept free of hazards/noxious items such as discarded pieces of wood, sandbags, brush, weeds, broken glass, trash, refuse, and tree debris.

**ITEM: 07**

DEPT: Code Enforcement  
MATTER: Zoning Code Violation  
CASE NO: CCM-26-00003  
OFFICER: D. Devol  
OWNER: Country Grove Of Pinellas Retention Ponds LLC  
NOTICE ADDRESS: Country Grove Of Pinellas Retention Ponds LLC  
Suelzbacher WEG 21  
Obersulm, BW 74182  
Germany  
And  
Country Grove Of Pinellas Retention Ponds LLC  
1580 N Jasmine Ave  
Tarpon Springs, FL 34689  
And  
Country Grove Of Pinellas Retention Ponds LLC  
Registered Agents Inc.  
7901 4<sup>th</sup> St. N.  
Ste. 300  
St. Petersburg, FL 33702  
and  
D. Devol, Special Magistrate Officer  
Pinellas County Code Enforcement  
631 Chestnut Street  
Clearwater, FL 33756  
[DDEVOL@PINELLAS.GOV](mailto:DDEVOL@PINELLAS.GOV)

VIOLATION ADDRESS: 0 US Highway 19 N  
Palm Harbor, FL 34684  
(Parcel ID: #31-27-16-00000-120-0100)

**VIOLATION(S):**

Code Section	Location	Violation
138-179 (ZO)	0 US Highway 19 N Palm Harbor, FL 34684 (Parcel ID: #31-27-16-00000-120-0100)	Failure to maintain compliance with the approved final site plan #2082. Violations to include but not limited to: Severe overgrowth of vegetation throughout entire parcel. Excessive amount of trash, rubbish, & debris throughout entire parcel. Swales not being maintained resulting in flooding of surrounding area.

**ITEM: 08**

DEPT: Code Enforcement  
MATTER: Commercial Minimum Housing Code Violation(s)  
CASE NO: CCM-26-00004  
OFFICER: D. Devol  
OWNER: Hodusa Corp  
NOTICE ADDRESS: Hodusa Corp  
2465 McMullen Booth Rd  
Clearwater, FL 33759-1368  
And  
Hodusa Corporation  
2465 McMullen Booth Rd  
Clearwater, FL 33759-1368  
and  
Phillips, David R Esq., Registered Agent For  
Hodusa Corporation  
19321 US Highway 19 North  
Suite 301  
Clearwater, FL 33764  
And  
Farantatos, Nicole A, CEO, Chairman, President Of  
Hodusa Corporation  
2465 McMullen Booth Rd  
Clearwater, FL 33759-1368  
And  
Farantatos, Barbara, Director Of  
Hodusa Corporation  
2465 McMullen Booth Rd  
Clearwater, FL 33759-1368  
And  
Brean, Charlene, Vice-President Of  
Hodusa Corporation  
2465 McMullen Booth Rd  
Clearwater, FL 33759-1368  
and  
D. Devol, Special Magistrate Officer  
Pinellas County Code Enforcement  
631 Chestnut Street  
Clearwater, FL 33756  
[DDEVOL@PINELLAS.GOV](mailto:DDEVOL@PINELLAS.GOV)

VIOLATION ADDRESS: 28882 US HWY 19 N  
Clearwater, FL 33761

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (Comm MH)	28882 US HWY 19 N Clearwater, FL 33761	Exterior of the structure has a damaged wall that is missing stucco and paint. Store front glass door is broken and boarded. Premise not being maintained with excessive overgrowth of grass and weeds, and free standing sign in

		deteriorated state with faded, chipped, and peeling paint.
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**ITEM: 09**

DEPT: Code Enforcement  
MATTER: Commercial Minimum Housing Code Violation(s)  
CASE NO: CCM-26-00006  
OFFICER: D. Devol  
OWNER: Rath Properties Tampa LLC  
NOTICE ADDRESS: Rath Properties Tampa LLC  
15 Garden Place  
Cincinnati, OH 45208-1056  
And  
Cogency Global, Inc., Registered Agent for  
Rath Properties Tampa LLC  
115 North Calhoun Street  
Ste 4  
Tallahassee, FL 32301  
and  
Rath, Terry, Authorized Member Of  
Rath Properties Tampa LLC  
15 Garden Place  
Cincinnati, OH 45208-1056  
And  
Brown, Amy, Authorized Person Of  
Rath Properties Tampa LLC  
255 E Fifth St  
Ste 2400  
Cincinnati, OH 45202  
And  
D. Devol, Special Magistrate Officer  
Pinellas County Code Enforcement  
631 Chestnut Street  
Clearwater, FL 33756  
[DDEVOL@PINELLAS.GOV](mailto:DDEVOL@PINELLAS.GOV)

VIOLATION ADDRESS: 28910 US HWY 19 N  
Clearwater, FL 33761

**VIOLATION(S):**

Code Section	Location	Violation
22-231 (Comm MH)	28910 US HWY 19 N Clearwater, FL 33761	Exterior of this parcel not being maintained and kept free from nuisances to include but not limited to: piles of tires, trash, rubbish and vegetative overgrowth. Structure in disrepair with exterior walls & fascia covered in dirt and/or algae. Masonry wall in the back of the property has graffiti, broken fence and door window in the loading dock area. Broken curbs and damaged pavement in the parking lot.

**ITEM: 10**

DEPT: Code Enforcement  
MATTER: Minimum Housing Code Violation(s); Zoning Code Violation(s); Trash and Debris Code Violation(s);  
CASE NO: CCM-25-00106  
OFFICER: B. Hughes  
OWNER: Carnesi, Pamela A  
NOTICE ADDRESS: Carnesi, Pamela A  
1634 S Jefferson Ave.  
Clearwater, FL 33756-1248  
and  
B. Hughes, Special Magistrate Officer  
Pinellas County Code Enforcement  
631 Chestnut Street  
Clearwater, FL 33756  
[BHUGHES@PINELLAS.GOV](mailto:BHUGHES@PINELLAS.GOV)

VIOLATION ADDRESS: 6381 Lincoln Way N  
St. Petersburg, FL 33702

**VIOLATION(S):**

Code Section	Location	Violation
22-299 (MH)	6381 Lincoln Way N St. Petersburg, FL 33702	Dwelling in deteriorated condition to include but not limited to missing window screens, broken window covered with tape, painted wood in place of windows/boarded windows for a period longer than 90 days, algae like substance on exterior walls, peeling and/or diminished paint, damaged stucco, and damaged fascia/trim.
138-3220 (ZO)	6381 Lincoln Way N St. Petersburg, FL 33702	For the outdoor storage of items not appropriate for outdoor storage to include but not limited to ladders, wheelbarrows, tarps, vehicle parts, dolly, lawn equipment, yard tools, chemicals, paint, tires, bed frame, storage totes, 5-gallon buckets, floor jacks and other miscellaneous items.
138-3703 (ZO)	6381 Lincoln Way N St. Petersburg, FL 33702	Failure to maintain a wooden fence in a state of good repair to include but not limited to sections of the wooden fence are detached from the post and leaning over and pickets are broken or missing.

58-304 (TD)	6381 Lincoln Way N St. Petersburg, FL 33702	The accumulation of trash and debris to include but not limited to tree debris, discarded office furniture, derelict fence panels, sand bags, and other miscellaneous items throughout the property.
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