

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

March 9, 2026

**Board of County Commissioners' Assembly Room
J. Mathieu 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: Short Term Rental Code Violation(s)
CASE NO: CCM-26-00011
OFFICER: D. Devol
OWNER: Kuan, Christopher L
Kuan, Ana P
NOTICE ADDRESS: Kuan, Christopher L
Kuan, Ana P
8 Bettys Lane
Brick, NJ 08723-8015
and
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 115 Windward Place
Oldsmar, FL 34677

VIOLATION(S):

Code Section	Location	Violation
22-319 (G.1)	115 Windward Place Oldsmar, FL 34677	Operation of a short-term rental without the mandatory certificate of use.

ITEM: 02

DEPT: Code Enforcement
 MATTER: Minimum Housing Code Violation(s); Inoperable Vehicles Code Violation(s); Trash and Debris Code Violation

CASE NO: CCM-26-00012

OFFICER: B. Hughes

OWNER: Gharsalli, Salem

NOTICE ADDRESS: Gharsalli, Salem
 11102 Serenity Oaks Ln
 Thonotassassa, FL 33592-4029

And
 B. Hughes, Special Magistrate Officer
 Pinellas County Code Enforcement
 631 Chestnut Street
 Clearwater, FL 33756
BHUGHES@PINELLAS.GOV

VIOLATION ADDRESS: 6251 143rd Ave N
 Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	6251 143 rd Ave N Clearwater, FL 33760	Dwelling in a deteriorated condition to include but not limited to damaged exterior walls, exterior surfaces with mold and/or stained sections, boarded windows for a period longer than 90 days, exterior door not properly affixed to dwelling, collapsed roof in disrepair, and means of egress is obstructed.
58-270 (IV)	6251 143 rd Ave N Clearwater, FL 33760	Parking/storing of inoperable vehicles on the property to include but not limited to (1) a white Ford van with expired registration tag 621-0AZ (06-25), (2) a beige Mitsubishi SUV without a current registration tag affixed, (3) a black Ford pickup truck with expired registration tag 16-5XL (04-19), (4) a black trailer with expired registration tag Y17-8QB (08-25), (5) a black trailer with expired registration tag JSF-T97 (03-23), (6) a white boxed trailer without a current registration tag affixed.
58-304 (TD)	6251 143 rd Ave N Clearwater, FL 33760	The accumulation of trash and debris to include but not limited to discarded car parts, lumber, trailer filled with debris, metal siding, building materials, tires, metal scraps, household items, cinder blocks, vegetative debris, and similar miscellaneous items. There is also an accumulation of untended growth of vegetative matter i.e. overgrown grass, weeds, and/or plant life present on property.

ITEM: 03

DEPT: Code Enforcement
MATTER: Commercial Minimum Housing Code Violation(s)
CASE NO: CCM-26-00014
OFFICER: D. Devol
OWNER: Athos Corp
NOTICE ADDRESS: Athos Corp
2465 McMullen Booth Rd.
Clearwater, FL 33759-1368
And
Phillips, David R., Esq., Registered Agent For
Athos Corp
19321 US Highway 19 North
Ste 301
Clearwater, FL 33764
And
Farantoatos, Nicole A, CEO, Chairman, and President of
Athos Corp
2465 McMullen Booth Rd.
Clearwater, FL 33759-1368
And
Farantoatos, Barbara A, Director Of
Athos Corp
2465 McMullen Booth Rd.
Clearwater, FL 33759-1368
And
Brean, Charlene, Director of
Athos Corp
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

VIOLATION ADDRESS: 28870 US HWY 19 N
Clearwater, FL 33761

VIOLATION(S):

Code Section	Location	Violation
22-231 (Comm MH)	28870 US HWY 19 N Clearwater, FL 33761	Exterior of the building in disrepair with bent and/or missing ceiling panels, missing section of stucco and holes on exterior walls. The building sign is broken and the paint is faded. Parking lot area has excessive overgrowth of grass and weeds and there is also an accumulation of trash and debris.

ITEM: 04

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation
CASE NO: CCM-26-00013
OFFICER: B. Hughes
OWNER: Montpelier Assets LLC
NOTICE ADDRESS: Montpelier Assets LLC
401 Congress Ave
33rd FLR
Austin, TX 78701-3792
and
Corporation Service Company, Registered Agent for
1201 Hays Street
Tallahassee, FL 32301-2525
and
Gatti, Joseph, Authorized Person of
Montpelier Assets LLC
3903 S Congress Ave
#40298
Austin, TX 78704
and
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV
VIOLATION ADDRESS: 2053 Whitney Dr
Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-301 (MH)	2053 Whitney Dr Clearwater, FL 33760	Failure to place all garbage in a clean and sanitary manner in garbage/rubbish storage containers and for the failure to arrange for regular garbage disposal service.
58-304 (TD)	2053 Whitney Dr Clearwater, FL 33760	The accumulation of trash and debris on property to include but not limited to discarded bagged garbage on the property.

ITEM: 05

DEPT: Code Enforcement
MATTER: Inoperable Vehicle Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-26-00015
OFFICER: D. Devol
OWNER: A H O S S Holdings LLC
NOTICE ADDRESS: A H O S S Holdings LLC
2445 Weymouth Dr.
Clearwater, FL 33764
And
Hosticka, Lynn, Registered Agent for
A H O S S Holdings LLC
2445 Weymouth Dr.
Clearwater, FL 33764
And
Hosticka, Paul, Managing Member for
A H O S S Holdings LLC
2445 Weymouth Dr.
Clearwater, FL 33764
And
Hosticka, Lynn, Managing Member for
A H O S S Holdings LLC
2445 Weymouth Dr.
Clearwater, FL 33764
and
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 1742 Owen Dr.
Clearwater, FL 33759

VIOLATION(S):

Code Section	Location	Violation
58-270 (IV)	1742 Owen Dr. Clearwater, FL 33759	Parking/storing of inoperable vehicles on the property to include but not limited to; a Salem model RV FL tag C11-4JF expired 12/2024.
138-90 (ZO)	1742 Owen Dr. Clearwater, FL 33759	Construction of a wood structure on the property without first obtaining a zoning clearance. Permitted shed has been modified to be an Accessory dwelling unit without obtaining a zoning clearance.
138-3210	1742 Owen Dr. Clearwater, FL 33759	RV is being used as an Accessory Dwelling Unit. Water hose(s), power cords, and sewage pipes are all connected to the unit indicative to the RV continuing to be occupied.

ITEM: 06

DEPT: Code Enforcement
MATTER: Noise Ordinance Code Violation(s)
CASE NO: CCM-26-00008
OFFICER: B. Hughes
OWNER: Athena Cornerstone LLC
NOTICE ADDRESS: Athena Cornerstone LLC (Respondent)
11603 Sweet Tangerine Ln
Tampa, FL 33626-5107
And
Athena Cornerstone LLC (Respondent)
412 N Main Street
Suite 100
Buffalo, WY 82834
and
Hartanto, Hermawan, Registered Agent for
Athena Cornerstone LLC (Respondent)
11603 Sweet Tangerine Ln
Tampa, FL 33626-5107
and
Hartanto, Hermawan, Managing Member of
Athena Cornerstone LLC (Respondent)
11603 Sweet Tangerine Ln
Tampa, FL 33626-5107
and
William Frain (Petitioner's Witness)
14281 82nd Ave
Seminole, FL 33776
and
Deborah Frain (Petitioner's Witness)
14281 82nd Ave
Seminole, FL 33776
and
Jordan Ganey (Petitioner's Witness)
14260 82nd Ave
Seminole, FL 33776
And
Blake Hebbel (Petitioner's Witness)
8147 Bayshore Dr.
Seminole, FL 33776
and
Deputy D. Pennamon-Muhammed
Pinellas County Sheriff's Office
P.O. Drawer 2500
Largo, FL 33779-2500
and
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV

VIOLATION ADDRESS: 8135 Bayshore Dr
Seminole, FL 33776

VIOLATION(S):

Code Section	Location	Violation
58-444 (NO)	8135 Bayshore Dr Seminole, FL 33776	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 and PCSO Report SO26-17166.

ITEM: 07

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation; Trash and Debris Code
Violation; Zoning Code Violation
CASE NO: CCM-26-00010
OFFICER: B. Hughes
OWNER: Stover, Joan L
NOTICE ADDRESS: Stover, Joan L
10206 117th Dr.
Largo, FL 33773
And
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV
VIOLATION ADDRESS: 10206 117th Dr N
Largo, FL 33773

VIOLATION(S) for Case No. CCM-26-00010:

Code Section	Location	Violation
22-299 (MH)	10206 117 th Dr N Largo, FL 33773	A dwelling with exterior surfaces in disrepair and poor condition with peeling/diminished paint and an accumulation of dirt/algae like substance.
58-304 (TD)	10206 117 th Dr N Largo, FL 33773	The accumulation trash and debris to include but not limited to discarded scrap lumber, plastic cups, aluminum cans, used food containers, used syringes/needles, trash bags filled with household garbage, household trash from open trash receptacles, discarded pieces of clothing, and other similar noxious items too numerous to list.
138-3210 (ZO)	10206 117 th Dr N Largo, FL 33773	The placing and maintaining of multiple makeshift accessory dwelling units in the back yard of the property and using storage sheds that do not meet the minimum requirements for a dwelling unit in accordance with the Florida Building Code.
138-3220 (ZO)	10206 117 th Dr N Largo, FL 33773	The outdoor storage of items which are not appropriate to be stored outdoors to include but not limited to indoor furniture, a mattress, vacuum cleaners, window mounted A/C units, disassembled bicycles/bicycle parts, refrigerators, clothing washer and dryer, a TV, microwaves, toaster ovens, a lawnmower, wire mesh, tool boxes, buckets, totes, ladders, and other similar items too numerous to list.
138-3703 (ZO)	10206 117 th Dr N Largo, FL 33773	Constructing a fence using non-standard, pre-fabricated fencing materials (canvas type material) without first obtaining approval from the county administrator or his/her designee.

ITEM: 08

DEPT: Code Enforcement
MATTER: Inoperable Vehicle Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-26-00005
OFFICER: B. Hughes
OWNER: Ulrich, Wilmot E
NOTICE ADDRESS: Ulrich, Wilmot E
13246 4th St E
Madeira Beach, FL 33708-2422
and
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV
VIOLATION ADDRESS: 12820 Wild Acres Rd
Largo, FL 33773

VIOLATION(S):

Code Section	Location	Violation
58-270 (IV)	12820 Wild Acres Rd Largo, FL 33773	The parking/storing of inoperable vehicles on the property to include but not limited to a Jayco RV with a flat tire and no current registration tag displayed, a grey enclosed trailer with a flat tire and expired FL registration tag Y09DYM (expired 01/2023), a white Dodge van, a blue boat with no current registration tag displayed, a white boat FL2778ES (expired 01/2025), a large white enclosed trailer with no current registration tag displayed, and other inoperable vehicles.
138-90 (ZO)	12820 Wild Acres Rd Largo, FL 33773	The use of a residentially zoned property (RMH) as a vehicle storage facility without first obtaining a zoning clearance.
138-3220 (ZO)	12820 Wild Acres Rd Largo, FL 33773	The outdoor storage of items not appropriate for outdoor storage to include but not limited to pieces of lumber, a wheelbarrow, tires, boat motors, boat parts, trash, and other similar items.

ITEM: 09

DEPT: Code Enforcement
MATTER: Right-Of-Way Code Violation(s)
CASE NO: CCM-26-00016
OFFICER: D. Devol
OWNER: Micallef, Joseph
Micallef, Stefanie
NOTICE ADDRESS: Micallef, Joseph
Micallef, Stefanie
2315 Campbell Rd
Clearwater, FL 33765-1504
And
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV
VIOLATION ADDRESS: 2315 Campbell Rd
Clearwater, FL 33765

VIOLATION(S):

Code Section	Location	Violation
154-231	2315 Campbell Rd Clearwater, FL 33765	Placing and maintaining a driveway on County Right-of-Way without first obtaining a Right-of-way permits.

ITEM: 10

DEPT: Code Enforcement
MATTER: Respondent's 2nd Extension of Time Request
CASE NO: CCM-25-00056
OFFICER: D. Devol
OWNER: Gilaj, Dritan
NOTICE ADDRESS: Gilaj, Dritan
10516 Juliano Dr
Riverview, FL 33569-8712
and
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 1774 Albemarle Rd
Clearwater, FL 33764

ITEM: 11

DEPT: Code Enforcement
MATTER: Respondent's Objection to Affidavit of Non-Compliance
CASE NO: CCM-25-00085
OFFICER: D. Devol
OWNER: Redmark Real Estate Inc.
NOTICE ADDRESS: 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
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 15448 Avalon Ave.
Clearwater, FL 33760