

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

March 16, 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

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.COM

DREW@ROBERTECKARDLAW.COM

JUANITA@ROBERTECKARDLAW.COM

SERVICE@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.GOV

TTHANDIWE@PINELLAS.GOV

VIOLATION ADDRESS:

SMDOORAUTOMATIC.COM YELP GOOGLE NEXTDOOR

TARPON SPRINGS, FL 34689

OXYBRITESERVICES.COM GOOGLE YELP CRAIGSLIST

OXYBRITESERVICES.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: 02

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
TTHANDIWE@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: 03

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: 04

DEPARTMENT: PCCLB
MATTER: Unlicensed Contracting Code Violation
CASE NO: CLB-MG25-01107
INVESTIGATOR: N. Nichols
CITATION(S) NO: CLB-CT25-00839
DEFENDANT: Jeromy Andrew
NOTICE ADDRESS: Jeromy Andrew
940 Watson Dr
Lakeland, FL 33811
ANDREWCONST88@YAHOO.COM
and
PCCLB Investigator N. Nichols (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
NNICHOLS@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: 20064 Gulf Blvd
Indian Shores, FL 33785

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	20064 Gulf Blvd Indian Shores, FL 33785	CLB-CT25-00839 Unlicensed contractor working at a La Mouette Condo without being in compliance at a property in Pinellas County, FL.

ITEM: 05

DEPARTMENT: PCCLB
MATTER: No Permit Code Violation; Unlicensed Contracting Code Violation
CASE NO: CLB-MG25-01118
CLB-MG25-01119
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT25-00920
CLB-CT25-00921
DEFENDANT: Andy Garcia Gonzalez
NOTICE ADDRESS: Andy Garcia Gonzalez
8627 Leighton Dr
Tampa, FL 33614
ANDYGARCIA2793@GMAIL.COM
and
Sarah Mugavero (Plaintiff's Witness)
2176 Chaparral Way
Dunedin, FL 34698
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 Natasha Creedon, Legal Secretary
Pinellas County Attorney's Office
315 Court St
6th Floor
Clearwater, FL 33756
YCOLLETT@PINELLAS.GOV
NACREEDON@PINELLAS.GOV
VIOLATION ADDRESS: 2176 Chaparral Way
Dunedin, FL 34698

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (5)	2176 Chaparral Way Dunedin, FL 34698	CLB-CT25-00920 Work without the required permit for electrical work within Pinellas County, FL.
22-14 (1)	2176 Chaparral Way Dunedin, FL 34698	CLB-CT25-00921 Unlicensed contracting to perform electrical services within Pinellas County, FL.

ITEM: 06

DEPARTMENT: PCCLB
MATTER: Advertising Contracting Code Violation
CASE NO: CLB-MG25-00013
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT25-00940
DEFENDANT: Michelle Mathews
NOTICE ADDRESS: Michelle Mathews
2348 Willow Tree Trl
Clearwater, FL 33763
MICHELLE@ICI-CONTRACTING.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 Natasha Creedon, Legal Secretary
Pinellas County Attorney's Office
315 Court St
6th Floor
Clearwater, FL 33756
YCOLLETT@PINELLAS.GOV
NACREEDON@PINELLAS.GOV
VIOLATION ADDRESS: Via <https://network.procore.com/p/ici-contracting-inc-oldsmar>
and <https://ici-contracting.com/>

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (6)	Via https://network.procore.com/p/ici-contracting-inc-oldsmar and https://ici-contracting.com	CLB-CT25-00940 Unlicensed advertising for demolition services when not so certified within Pinellas County, FL.

ITEM: 07

DEPARTMENT:

MATTER:

CASE NO:

INVESTIGATOR:

CITATION(S) NO:

DEFENDANT:

NOTICE ADDRESS:

PAID CITATION MARCH 3, 2026

PCCLB

Advertising Code Violation

CLB-MG26-00058

J. Padgett

CLB-CT26-00032

George W. Hilton

George W. Hilton

388 S. Main St. Suite 340

Akron, OH 44311

HILTONG3@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 Natasha Creedon, Legal Secretary

Pinellas County Attorney's Office

315 Court St

6th Floor

Clearwater, FL 33756

YCOLLETT@PINELLAS.GOV

NACREEDON@PINELLAS.GOV

VIOLATION ADDRESS:

Save Mailer

Tarpon Springs, FL

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (7)	Save Mailer Tarpon Springs, FL	CLB-CT26-00032 General contractor failing to display his license number to the public while advertising, via flier, in Pinellas County, FL.