

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

May 18, 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: Noise Ordinance Code Violation(s)
CASE NO: CCM-26-00038
OFFICER: D. Devol
OWNER: Jungle Villas FL LLC
NOTICE ADDRESS: Jungle Villas FL LLC (Property Owner of Violation Address)
7381 114th Ave
Ste 403B Box 5127
Largo, FL 33773-5105
And
Northwest Registered Agent LLC, Registered Agent for
Jungle Villas FL LLC
7901 4th St N
Ste. 300
St. Petersburg, FL 33702
And
Happy Hiway Management LLC, Manager of
Jungle Villas FL LLC
7381 114th Ave
Ste 403B # 5127
Largo, FL 33773
and
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 2217 Lawton Dr.
Clearwater, FL 33764

VIOLATION(S):

Code Section	Location	Violation
58-444 (NO)	2217 Lawton Dr. Clearwater, FL 33764	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.

ITEM: 02

DEPT: Code Enforcement
MATTER: Commercial Minimum Housing Code Violation(s)
CASE NO: CCM-26-00041
OFFICER: D. Devol
OWNER: Tropical Golf Properties LLC
NOTICE ADDRESS: Tropical Golf Properties LLC (PCPAO Address)
1851 Rensselaer Dr.
Wesley Chapel, FL 33543
And
Tropical Golf Properties LLC (Principal Address)
5404 Cypress Center Drive
320
Tampa, FL 33609
And
Tropical Golf Properties LLC (Mailing Address)
100 Ashley Dr S
Tampa, FL 33602
And
Glaser, Zachary J., Registered Agent for
Tropical Golf Properties LLC
1925 E. Second Ave
Suite 101
Tampa, FL 33605
And
Vaughn, Amy, Authorized Member of
Tropical Golf Properties LLC
5404 Cypress Center Drive
320
Tampa, FL 33609
And
Mendenhall, Brandon, Authorized Member for
Tropical Golf Properties LLC
5404 Cypress Center Drive
#320
Wesley Chapel, FL 33609
and
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 2990 Wentworth Way
Tarpon Springs, FL 34688

VIOLATION(S):

Code Section	Location	Violation
22-231 (Comm MH)	2990 Wentworth Way Tarpon Springs, FL 34688	Commercial property is not maintained and kept free of nuisances/hazards to include but not limited to: parking lot has missing asphalt, cracked curbs, is faded, and needs to be restriped.

		<p>Main Club house and maintenance garage exterior walls display cracked and/or missing stucco and mildew/staining. Maintenance garage has a broken roll up door and Club house has areas of rotten wood around fascia and soffit. There is an accumulation of untended vegetative overgrowth of grass, and weeds. Tree debris, is also scattered around the property.</p>
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ITEM: 03

DEPT: Code Enforcement
MATTER: Petitioner's Motion to Initiate Foreclosure
CASE NO: CFC-26-00001
OFFICER: B. Hughes
OWNER: Kreps, John Est
NOTICE ADDRESS: Kreps, John Est
5114 Yellow Pine St N
St. Petersburg, FL 33709-2429
And
Kreps, John Est.
5114 Yellow Pine St N
St. Petersburg, FL 33709-2429
And
Kelly A Hudson (Heir)
11202 Mountainview Ave
Cleveland, OH 44125
And
John M Kreps (Heir)
5505 Columbia Rd
North Ulmstead, OH 44070
and
B. Hughes, Special Magistrate Officer (Plaintiff)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV

ITEM: 04

DEPT:
MATTER:
CASE NO:
OFFICER:
OWNER:
NOTICE ADDRESS:

RESCHEDULED FOR JUNE 8, 2026

Code Enforcement
Respondent's Motion to Initiate Foreclosure
CCM-23-00018
D. Devol
Roiland, Christopher C
Estate of Christopher Roiland
7354 122nd Way
Seminole, FL 33772-5525
And
Steven Roiland, Personal Representative of the
Estate of Christopher Roiland
7354 122nd Way
Seminole, FL 33772-5525
And
Steven Roiland, Personal Representative of the
Estate of Christopher Roiland
8190 Lombra Avenue, North Port, FL 34287
And
David G. Bowman, Jr., Esq., Representing
Steven Roiland
2750 Ringling Boulevard
Ste. 3
Sarasota, Florida 34237
BOWMANJ@BOWMANGEOERGE.COM
and
D. Devol, Special Magistrate Officer (Plaintiff)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV

ITEM: 05

DEPT: Code Enforcement
MATTER: Inoperable Vehicle Code Violation(s); Trash and Debris
Code Violation(s)
CASE NO: CCM-26-00039
OFFICER: D. Devol
OWNER: Collins, La Sandra M
Collins, David L
NOTICE ADDRESS: Collins, La Sandra
Collins, David L
13200 118th St
Largo, FL 33778-1575
and
Collins, La Sandra M
Collins, David L
13200 118th St
Seminole, FL 33778-1575
and
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 13200 118th St
Seminole, FL 33778

VIOLATION(S):

Code Section	Location	Violation
58-270 (IV)	13200 118 th St Seminole, FL 33778	Parking/storing of an inoperable vehicle on the property to include but not limited to: a silver Ford Windstar minivan with no current registration affixed and a flat tire.
58-304 (TD)	13200 118 th St Seminole, FL 33778	An accumulation of construction debris remains on the property from the demolition of the dwelling. Debris is scattered throughout the entire parcel.

ITEM: 06

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s)
CASE NO: CCM-26-00037
OFFICER: B. Hughes
OWNER: Stockman, Beverly A
NOTICE ADDRESS: Stockman, Beverly A
9952 53rd Ave N
St. Petersburg, FL 33708-3604
and
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV
VIOLATION ADDRESS: 9952 53rd Ave N
St. Petersburg, FL 33708

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	9952 53 rd Ave N St. Petersburg, FL 33708	Dwelling in deteriorated condition to include but not limited to the roof, fascia, and soffit are not free from defects which might admit rain or cause dampness in the walls as evidenced by tarp on the roof. Garage door is in disrepair with a missing window.

ITEM: 07

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-26-00036
OFFICER: B. Hughes
OWNER: Hammer-Smith, Janet R
NOTICE ADDRESS: Hammer-Smith, Janet R
4850 110th St. N
St. Petersburg, FL 33708-4012
and
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV
VIOLATION ADDRESS: 4850 110th St N.
St. Petersburg, FL 33708

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	4850 110 th St N. St. Petersburg, FL 33708	Dwelling in deteriorated condition to include but not limited to roof with defects/damage underneath blue tarp which might admit rain or cause dampness to interior portions of the dwelling and algae/mold like substance on exterior walls/awning.
58-304 (TD)	4850 110 th St N. St. Petersburg, FL 33708	Accumulation of trash and debris was present on property to include but not limited to a pile of discarded tree debris, door, playpen, gate, sleeping bag, shopping carts, tarp, mirror, pool chemical container, clothing items, plastic, and other miscellaneous items. Untended growth of vegetative matter was present on property, i.e., overgrown grass and weeds throughout the property.
138-3703 (ZO)	4850 110 th St N. St. Petersburg, FL 33708	Failure to maintain fence in a state of good repair i.e. wooden fence has damaged, deteriorated, and/or leaning pickets, posts, and sections.

ITEM: 08

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s)
CASE NO: CCM-26-00033
OFFICER: B. Hughes
OWNER: T4 Holdings IIA LLC
NOTICE ADDRESS: T4 Holdings IIA LLC
18865 State Rd 54
Unit 302
Lutz, FL 33558-8201
And
T4 Holdings IIA LLC (Principal Address)
7901 4th St. N.
Ste 300
St. Petersburg, FL 33702
And
T4 Holdings IIA LLC (Mailing Address)
7901 4th St. N.
Ste 300
St. Petersburg, FL 33702
And
Northwest Registered Agent LLC, Registered agent for
T4 Holdings IIA LLC
7901 4th St. N.
Ste 300
St. Petersburg, FL 33702
and
F4V 711 LLC, Manager of
T4 Holdings IIA LLC
530-B Harkle Road
Suite 100
Santa Fe, NM 87505
and
F4V 711 LLC (Principal Address)
315 S Plant Ave
Tampa, FL 33606
And
F4V 711 LLC (Mailing Address)
301 W. Platt St
#657
Tampa, FL 33606
And
Registered Agents Inc, Registered Agent for
F4V 711 LLC
7901 4th St N
Ste. 300
St. Petersburg, FL 33702
and
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street

Clearwater, FL 33756
BHUGHES@PINELLAS.GOV

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 in deteriorated condition to include but not limited to: *Damaged and/or deteriorated exterior walls with damaged siding/holes/rotted wood and diminished and/or peeling paint. *Windows and door(s) of the dwelling boarded with plywood for a period longer than 90 days. Window has broken/missing glass/glazing. *Damaged and/or missing soffit surrounding the dwelling.

ITEM: 09

DEPT: Code Enforcement
MATTER: Inoperable Vehicle Code Violation(s); Trash and Debris
Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-26-00042
OFFICER: D. Devol
OWNER: Morgan, George F
Morgan, Sara P
NOTICE ADDRESS: Morgan, George F
Morgan, Sara P
Morgan, Stephen P
Morgan, James D
204 Regal Dr
Lawrenceville, GA 30046-4771
and
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 14 Oak Ave
Palm Harbor, FL 34684

VIOLATION(S):

Code Section	Location	Violation
58-270 (IV)	14 Oak Ave Palm Harbor, FL 34684	Parking/storing of an inoperable vehicle on the property to include but not limited to: a Blue & Silver boat with no current registration and boat trailer with a flat tire. Red Honda Civic FL JMG-T89 with no current registration sticker affixed (expired 02/26).
58-304 (TD)	14 Oak Ave Palm Harbor, FL 34684	An accumulation of untended vegetative overgrowth of grass and weeds in both front and backyard areas and a torn discarded tarp hanging off of the boat.
138-3220 (ZO)	14 Oak Ave Palm Harbor, FL 34684	Storage of items not appropriate for outdoor storage & not screened from view to include but not limited to: metal poles, telephone poles, metal furniture, metal trim pieces and a section of a downspout pipe.

ITEM: 10

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s)
CASE NO: CCM-26-00045
OFFICER: D. Devol
OWNER: McCormick, James T Jr
McCormick, Nicole C
NOTICE ADDRESS: McCormick, James T Jr
McCormick, Nicole
3749 Embassy Circle
Palm Harbor, FL 34685-1017
And
James T. McCormick Jr
1532 Seagull Dr.
Apt. 308
Palm Harbor, FL 34685
And
Nicole McCormick
9009 Palm Key Ave
Oldsmar, FL 34677
and
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 3749 Embassy Circle
Palm Harbor, FL 34685

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	3749 Embassy Circle Palm Harbor, FL 34685	Dwelling has sustained severe fire damage that has rendered deterioration to the exterior walls, roof, fascia, soffit, and doors. Pool has green stagnant water and screen enclosure has torn screens.

ITEM: 11

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-26-00030
OFFICER: B. Hughes
OWNER: Corporate Midwest Investment TRE
2320 10th St SE Land Trust
NOTICE ADDRESS: Corporate Midwest Investment TRE
2320 10th St SE Land Trust
7901 4th ST N Ste 8648
St. Petersburg, FL 33702-4305
and
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV
VIOLATION ADDRESS: 2320 10th St SE
Largo, FL 33771

VIOLATION(S):

Code Section	Location	Violation
22-231 (MH)	2320 10 th St SE Largo, FL 33771	Exterior structure is not maintained in good repair and condition to include but not limited to broken windows, holes to the exterior, diminished paint, graffiti on exterior wall, exposed bare wood on exterior of structure, exposed wiring, broken exterior lighting, and areas of roof and drip edge in disrepair. Premises not kept free of nuisances with overgrown vegetation, garbage, discarded tarps, discarded/inoperative vehicles and vehicle parts, discarded interior furniture, plastic containers, inoperable HVAC parts, discarded wire shelving, and other items on the property.
138-90 (ZO)	2320 10 th St SE Largo, FL 33771	Change of use to operating/conducting motor vehicle service and repair/sales (Mustang Speed and Restoration) on an E-1 zoned parcel without first obtaining an approved zoning clearance.

138-3251 (ZO)	2320 10 th St SE Largo, FL 33771	Outdoor motor vehicle display/sales (Mustang Speed and Restoration) areas within the required off street parking areas, the right-of-way, and the required buffer/landscape areas which is prohibited. Motor Vehicles Sales is not permitted in E-1 zoned property per Table of Uses 138-355.
138-3270 (ZO)	2320 10 th St SE Largo, FL 33771	Prohibited outdoor storage or parking of disabled, wrecked or partially dismantled vehicle or boat exceeding 30 days during any 60-day period and for conducting service and repair activities not within a fully enclosed building.
138-3754 (ZO)	2320 10 th St SE Largo, FL 33771	Placing/maintaining a prohibited/abandoned banner sign (Romo's Plumbing Services).
154-231 (ZO)	2320 10 th St SE Largo, FL 33771	Expansion of business onto the county right-of-way and the utilization the right-of-way in a manner that impeded the public access, restricts vehicular access and sight lines, or poses a risk of damage to public infrastructure, including, but not limited to, repair of automobiles, the parking or staging of equipment, vehicles, RV's, trailers, construction or landscape materials, or construction or landscaping debris, or use as temporary construction or landscaping access, without first having obtained a right-of-way permit.