

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

June 8, 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); Inoperable Vehicle Code Violation(s); Trash and Debris Code Violation(s); Zoning Code Violation(s)

CASE NO: CCM-26-00040
OFFICER: B. Hughes
OWNER: Baggett, Joann EST
NOTICE ADDRESS: Baggett, Joann EST
5446 46th Ave N
St. Petersburg, FL 33709-3812
and
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV

VIOLATION ADDRESS: 5446 46th Ave N
St. Petersburg, FL 33709

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	5446 46 th Ave N St. Petersburg, FL 33709	Dwelling in deteriorated condition to include but not limited to damaged and/or deteriorated roof not free from defects as evidenced by blue tarp over the roof; missing and/or broken window covered with a tarp; exterior walls and exterior surfaces in poor repair and condition with algae like substance, peeling paint, rotted/damaged wood/siding, sections without protective treatment, and shed in disrepair.
58-270 (IV)	5446 46 th Ave N St. Petersburg, FL 33709	Parking and/or storing an inoperable vehicle on property to include but not limited to a Ford Taurus without without a current registration tag affixed and flat tire.
58-304 (TD)	5446 46 th Ave N St. Petersburg, FL 33709	An accumulation of trash and debris was present on property to include but not limited to discarded television, cardboard boxes, rubber strips/mats, plywood, tattered tarps, and other assorted items. Untended growth of vegetative matter (overgrowth) was present on property.

138-3220 (ZO)	5446 46 th Ave N St. Petersburg, FL 33709	The outdoor storage of items not appropriate for outdoor storage to include but not limited to pavers, dolly, plastic tubs, sawhorses, discarded vehicle parts, chemical bottles, empty plant pots, extension cords, and other assorted items throughout the property.
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ITEM: 02

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-26-00043
OFFICER: B. Hughes
OWNER: Ward, Linda J Est
NOTICE ADDRESS: Ward, Julian G
3100 54th Ave N
St. Petersburg, FL 33714-2420
and
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV
VIOLATION ADDRESS: 3100 54th Ave N
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	3100 54 th Ave N St. Petersburg, FL 33714	Exterior surfaces are in poor repair and condition with chipped/peeling/diminished paint and algae like substance present. Roof is not free from defects to include but not limited to deteriorated shingles.
58-304 (TD)	3100 54 th Ave N St. Petersburg, FL 33714	An accumulation of trash and debris was present on property to include but not limited to vegetative debris and broken branches, discarded pots, containers, toys, sawhorses, cardboard boxes, and miscellaneous similar items throughout the property. Untended growth of vegetative matter and excessive accumulation of plant material was present on property.
138-3703 (ZO)	3100 54 th Ave N St. Petersburg, FL 33714	Fence is in poor repair and condition with missing top rail, broken gates, bent rails, and damaged chain link.

ITEM: 03

DEPT: Code Enforcement
MATTER: Zoning Code Violation(s)
CASE NO: CCM-26-00048
OFFICER: B. Hughes
OWNER: Todd, William H
NOTICE ADDRESS: Todd, William H
11107 109th Way
Seminole, FL 33778-3327
And
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV
VIOLATION ADDRESS: 11107 109th Way
Seminole, FL 33778

VIOLATION(S):

Code Section	Location	Violation
138-90 (ZO)	11107 109 th Way Seminole, FL 33778	Placing and/or maintaining porch/roof type structures on the property without first obtaining a Zoning Clearance.
138-3505 (ZO)	11107 109 th Way Seminole, FL 33778	The placement of porch/roof type structures within the 6 foot side setback and 10 foot rear setback which is not allowed.
138-3702 (ZO)	11107 109 th Way Seminole, FL 33778	Placing and/or maintaining sections of 8 foot high white vinyl privacy fence which exceeds the maximum allowable height of 6 feet in a residentially zoned district.

ITEM: 04

DEPT: Code Enforcement
MATTER: Code Violation
CASE NO: CCM-26-00051
OFFICER: B. Hughes
OWNER: Ronzo, Christina A
NOTICE ADDRESS: Ronzo, Christina A
1051 Point Seaside Dr.
Crystal Beach, FL 34681
and
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV
VIOLATION ADDRESS: 1051 Point Seaside Dr
Crystal Beach, FL 34681

VIOLATION(S):

Code Section	Location	Violation
158-335	1051 Point Seaside Dr Crystal Beach, FL 34681	Installing and/or placement of a fence in Coastal A zone without Proper authorization from local Authority.

ITEM: 05

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Inoperable Vehicle Code Violation(s); Trash and Debris Code Violation(s)
CASE NO: CCM-26-00052
OFFICER: B. Hughes
OWNER: Anamuah-Mensah, Bernard
NOTICE ADDRESS: Anamuah-Mensah, Bernard
6251 143rd Ave N
Clearwater, FL 33760
and
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV
VIOLATION ADDRESS: 6257 143rd Ave N
Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	6257 143 rd Ave N Clearwater, FL 33760	Dwelling in a deteriorated condition to include but not limited to damaged exterior walls, exterior surfaces with algae like substance 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)	6257 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 pick up 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)	6257 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.
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ITEM: 06

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s)
CASE NO: CCM-26-00053
OFFICER: D. Devol
OWNER: Neptune Property Group LLC
NOTICE ADDRESS: Neptune Property Group LLC
6400 17th Ave N
St. Petersburg, FL 33710
And
Neptune Property Group LLC
2630 52nd Street North
Saint Petersburg, FL 33710
And
Nicholas, Saltzman, Registered Agent for
Neptune Property Group LLC
2630 52nd Street North
Saint Petersburg, FL 33710
And
Saltzman, Nicholas A., Manager for
Neptune Property Group LLC
2630 52nd Street North
Saint Petersburg, FL 33710
and
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 2181 22nd Way SW
Largo, FL 33774

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	2181 22 nd Way SW Largo, FL 33774	Dwelling in deteriorated condition to include but not limited to areas of bare untreated wood and cinder blocks, damaged stucco, exposed electrical wire on light junction box, and missing window screens.
58-304 (TD)	2181 22 nd Way SW Largo, FL 33774	An accumulation of discarded construction debris, scrap lumber/plywood, cinder blocks, and other noxious items scattered throughout the untended vegetative overgrowth of grass and weeds.

ITEM: 07

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s)
CASE NO: CCM-26-00050
OFFICER: B. Hughes
OWNER: Aldridge, John N
NOTICE ADDRESS: Aldridge, John N
13623 101st Ter
Seminole, FL 33776-1415
And
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV
VIOLATION ADDRESS: 13623 101st Ter
Seminole, FL 33776

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	13623 101 st Ter Seminole, FL 33776	Dwelling has stagnant swimming pool (green/black/stagnant water). Exterior walls/surfaces are in poor condition with algae like substance/dirt present. Soffit is in disrepair with missing/damaged sections.

ITEM: 08

DEPT: Code Enforcement
MATTER: Commercial Minimum Housing Code Violation(s)
CASE NO: CCM-26-00055
OFFICER: D. Devol
OWNER: Adammimi LLC
NOTICE ADDRESS: Adammimi LLC (PCPAO Mailing Address)
10546 Martinique Isle Dr.
Tampa, FL 33647-2774
And
Adammimi LLC (Sunbiz Mailing Address)
1405 S 78th St
Tampa, FL 33619
And
Mughrabi, Jodeh, Registered Agent For
Adammimi LLC
1405 S 78th St
Tampa, FL 33619
And
Mughrabi, Jodeh, President of
Adammimi LLC
1405 S 78th St
Tampa, FL 33619
and
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 11561 Walsingham Rd
Largo, FL 33778

VIOLATION(S):

Code Section	Location	Violation
22-231 (Comm MH)	11561 Walsingham Rd Largo, FL 33778	Failure to maintain the exterior of the premises and structure to include but not limited to an accumulation of filth, garbage, trash, refuse, and debris around the back and dumpster areas. Inoperative machinery, ie. Boat, boat trailer, and brown colored Infiniti FL tag 066-1YU expired 08/21 stored on property. Exterior walls of the structure have a buildup of a green algae/mold substance, peeling paint and a broken door. Parking lot has a area of cracked and missing asphalt and needs repair.

10:30 A.M.

ITEM: 09

DEPT: Code Enforcement
MATTER: Petitioner's Motion to Initiate Demolition
CASE NO: CCM-23-00018
OFFICER: D. Devol
OWNER: Roiland, Christopher C
NOTICE ADDRESS: 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@BOWMANGEOGE.COM
and
D. Devol, Special Magistrate Officer (Plaintiff)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV

ITEM: 10

DEPT: Continued from May 18, 2026
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 Hideaway 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: 11

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

Continued from May 18, 2026

Code Enforcement

Minimum Housing Code Violation(s)

CCM-26-00033

B. Hughes

T4 Holdings IIA LLC

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

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: 12

DEPT: Code Enforcement
MATTER: Respondent's Objection to Affidavit of Non-Compliance
CASE NO: CCM-25-00048
OFFICER: B. Hughes
OWNER: Technology Dev Consultants LLC TRE

NOTICE ADDRESS: Strategic Trust Holdings 74th St N Land Trust
Technology Development Consultants LLC TRE
Strategic Trust Holdings 74th St N Land Trust
P.O. Box 752
Dunedin, FL 34697-0752

and
Technology Development Consultants LLC TRE
Strategic Trust Holdings 74th St N Land Trust
18167 US Hwy 19 N
Suite 250
Clearwater, FL 33764

and
Hixson Law Group, PLLC, Registered Agent for
Technology Development Consultants LLC TRE
Strategic Trust Holdings 74th St N Land Trust
18167 US Hwy 19 N
Suite 250
Clearwater, FL 33764

CHRIS@HIXLAWGROUP.COM
NYKELLE@HIXLAWGROUP.COM
and

International Technology Logistics, LLC
Technology Development Consultants LLC TRE
Strategic Trust Holdings 74th St N Land Trust
18167 US Hwy 19 N
Suite 250
Clearwater, FL 33764

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

VIOLATION ADDRESS: 5100 74th St N
St. Petersburg, FL 33709

ITEM: 13

DEPT: Code Enforcement
MATTER: Respondent's Objection to Affidavit of Non-Compliance
CASE NO: CCM-25-00053
OFFICER: B. Hughes
OWNER: Ahumada, Francisco
NOTICE ADDRESS: Ahumada, Francisco
7694 62nd St N
Pinellas Park, FL 33702
and
B. Hughes, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
BHUGHES@PINELLAS.GOV
VIOLATION ADDRESS: 3287 70th Ave
St. Petersburg, FL 33702

ITEM: 14

DEPT: Code Enforcement
MATTER: Respondent's Extension of Time Request
CASE NO: CCM-25-00103
OFFICER: D. Devol
OWNER: Tserger, Tatyana
NOTICE ADDRESS: Tserger, Tatyana
12689 Wilcox Rd
Largo, FL 33774-1938
and
D. Devol, Special Magistrate Officer
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
DDEVOL@PINELLAS.GOV
VIOLATION ADDRESS: 12689 Wilcox Rd
Largo, FL 33774