

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

August 17, 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: Petitioner's Motion to Initiate Foreclosure
CASE NO: CFC-24-00016
OFFICER: D. Devol
OWNER: Roiland, Christopher C
NOTICE ADDRESS: Estate of Christopher Roiland
7354 122nd Way
Seminole, FL 33772-5525

ITEM: 02

DEPT: Code Enforcement
MATTER: 22-319 (i)(1) 22-319 (i)(2) Minimum Housing Code(s)
Violation(s)
58-444 (NO)Noise Ordinance Code Violation
CASE NO: CCM-26-00064
OFFICER: E. Stevens
OWNER: DVR S6 LLC
NOTICE ADDRESS: DVR S6 LLC
1250 E Hallandale Beach Blvd
Ste. 1000
Hallandale Beach, FL 33009-4636
VIOLATION ADDRESS: 4545 Harbor Hills Dr.
Largo, FL 33770

ITEM: 03

DEPT: Code Enforcement
MATTER: 22-319 (i)(1) 22-319 (i)(2) Minimum Housing Code(s)
Violation(s)
58-444 (NO)Noise Ordinance Code Violation
CASE NO: CCM-26-00061
OFFICER: E. Stevens
OWNER: DVR S 14 LLC
NOTICE ADDRESS: DVR S 14 LLC
7259 Vonn Rd
Seminole, FL 33776
VIOLATION ADDRESS: 7259 131st St.
Seminole, FL 33776

ITEM: 04

DEPT: Code Enforcement
MATTER: 22-319(G)(1) Minimum Housing Code Violation(s)
CASE NO: CCM-26-00078
OFFICER: E. Stevens
OWNER: Fun Florida Rentals LLC
NOTICE ADDRESS: Fun Florida Rentals LLC
3244 S Newton Dr.
Denver, CO 80236-2330
VIOLATION ADDRESS: 6400 Pelican Dr. S.
St. Petersburg, FL 33707

ITEM: 05

DEPT: Code Enforcement
MATTER: 22-319(G)(1); 22-319(i)(1); 22-319(i)(2); Minimum Housing
Code Violation(s)
CASE NO: CCM-26-00071
OFFICER: E. Stevens
OWNER: Sauer, Natasha
NOTICE ADDRESS: Natasha Sauer
4177 Balboa Way
San Diego, CA 92117-6911
VIOLATION ADDRESS: 2311 Lorena Ln
Clearwater, FL 33765

ITEM: 06

DEPT: Code Enforcement
MATTER: 58-270 (IV) Inoperable Vehicle Code Violation
58-304 (TD)Trash and Debris Code Violation
138-3220 & 138-3703 (ZO) Zoning Code Violation(s)
CASE NO: CCM-26-00069
OFFICER: B. Hughes
OWNER: ZW Properties LLC
NOTICE ADDRESS: ZW Properties LLC
4915 68th St N
St. Petersburg, FL 33709-2943
VIOLATION ADDRESS: 6807 50th Ave N
St. Petersburg, FL 33709

ITEM: 07

DEPT: Code Enforcement
MATTER: 22-298 & 22-299 (MH) Minimum Housing Code Violation(s)
58-304 (TD)Trash and Debris Code Violation(s)
CASE NO: CCM-26-00062
OFFICER: B. Hughes
OWNER: Bubello, Christopher C
NOTICE ADDRESS: Bubello, Christopher C
5265 78th St N
St. Petersburg, FL 33709-2344
VIOLATION ADDRESS: 5265 78th St N
St. Petersburg, FL 33709

ITEM: 08

DEPT: Code Enforcement
MATTER: 58-270 (IV) Inoperable Vehicle Code Violation
58-304 (TD)Trash and Debris Code Violation(s)
CASE NO: CCM-26-00077
OFFICER: D. Devol
OWNER: Debrocque, Keith
NOTICE ADDRESS: Debrocque, Keith
2228 18th Ave SW
Largo, FL 33774-1708
VIOLATION ADDRESS: 2228 18th Ave SW
Largo, FL 33774

ITEM: 09

DEPT: Code Enforcement
MATTER: 22-299 (MH) Minimum Housing Code Violation
CASE NO: CCM-26-00073
OFFICER: B. Hughes
OWNER: Bank of New York Mellon TRE
CWALT Inc Alternative Loan Trust 2005-24
NOTICE ADDRESS: Bank of New York Mellon TRE
CWALT Inc Alternative Loan Trust 2005-24
c/o Kelley Kronenberg
10360 W State Road 84
Ft. Lauderdale, FL 33324-4236
VIOLATION ADDRESS: 1125 2nd Ave S
Tierra Verde, FL 33715

ITEM: 10

DEPT: Code Enforcement
MATTER: 138-90 & 154-231 (ZO) Zoning Code Violation(s)
CASE NO: CCM-26-00068
OFFICER: B. Hughes
OWNER: Clearview Oaks Mgmt Condo Assn Inc.
NOTICE ADDRESS: Clearview Oaks Mgmt Condo Assn Inc.
9887 4th St N Ste 104
St. Petersburg, FL 33702-2521
VIOLATION ADDRESS: 40th Ave N
Kenneth City, FL 33709
and
PID 04-31-16-16110-000-0001

ITEM: 11

DEPT: Code Enforcement
MATTER: 22-299 (MH) Minimum Housing Code Violation
58-270 (IV) Inoperable Vehicle Code Violation
58-304 (TD) Trash and Debris Code Violation
138-3703 (ZO) Zoning Code Violation(s)
CASE NO: CCM-26-00072
OFFICER: B. Hughes
OWNER: Elmore, Robert James & Angelina Rev Living Trust
Elmore, Robert James TRE
NOTICE ADDRESS: Elmore, Robert James & Angelina Rev Living Trust
Elmore, Robert James TRE
Elmore, Angelina TRE
12728 83rd Ave
Seminole, FL 33776-3221
VIOLATION ADDRESS: 12728 83rd Ave
Seminole, FL 33776

ITEM: 12

DEPT: Code Enforcement
MATTER: 58-304 (TD) Trash and Debris Code Violation
CASE NO: CCM-26-00075
OFFICER: B. Hughes
OWNER: Stover, Joan L
NOTICE ADDRESS: Stover, Joan L
10206 117th Dr
Largo, FL 33773-2335
VIOLATION ADDRESS: 10206 117th Dr
Largo, FL 33773

ITEM: 13

DEPT: Code Enforcement
MATTER: 22-299 (MH) Minimum Housing Code Violation
CASE NO: CCM-26-00079
OFFICER: D. Devol
OWNER: Leininger, Joan
NOTICE ADDRESS: Leininger, Joan
799 E Klosterman Rd, Lot 119
Tarpon Springs, FL 34689-3977
VIOLATION ADDRESS: 1993 Carolina Ave
Tarpon Springs, FL 34689

ITEM: 14

DEPT: Code Enforcement
MATTER: 138-3702 & 138-3251 (ZO) Zoning Code Violation(s)
154-231 ROW / ZO Code Violation(s)
CASE NO: CCM-26-00080
OFFICER: D. Devol
OWNER: Hanna Land Trust
Hanna, Mariam E TRE
NOTICE ADDRESS: Hanna Land Trust
Hanna, Mariam E TRE
10635 Pontofino Cir
Trinity, FL 34655-7061

10:30 A.M.

ITEM: 15

DEPT: Code Enforcement
MATTER: Respondent's Objection to Affidavit of Non-Compliance
CASE NO: CCM-26-00042
OFFICER: D. Devol
OWNER: Huynh, Khai
NOTICE ADDRESS: Morgan, James D
Morgan, Stephen P
Morgan, Sara P
Morgan, George F
204 Regal Dr.
Lawrence, GA 30046-4771
VIOLATION ADDRESS: 14 Oak Ave
Palm Harbor, FL 34684

ITEM: 16

DEPT: Code Enforcement
MATTER: Respondent's Objection to Affidavit of Non-Compliance
CASE NO: CCM-25-00103
OFFICER: D. Devol
OWNER: Tserger, Tatyana
NOTICE ADDRESS: Tserger, Tatyana
12689 Wilcox Rd
Largo, FL 33774-1938
VIOLATION ADDRESS: 12689 Wilcox Rd
Largo, FL 33774