

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

September 21, 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

8:30 A.M.

ITEM: 01

DEPT: Code Enforcement
MATTER: 22-299 (MH) Minimum Housing Code(s) Violation(s)
58-270 (IV) Inoperable Vehicle Code Violation
58-304 (TD) Trash and Debris Code Violation
CASE NO: CCM-26-00076
OFFICER: B. Hughes
OWNER: Tarr, Charles S
NOTICE ADDRESS: Tarr, Charles S
12120 114th St
Seminole, FL 33778-2545
VIOLATION ADDRESS: 12120 114th St
Seminole, FL 33778

ITEM: 02

RESCHEDULED TO OCTOBER 12, 2026

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: 03

DEPT: Code Enforcement
MATTER: Lien Reduction
CASE NO: CCM-22-00019 / CM-19-00099
OWNER: All Over Solutions LLC
NOTICE ADDRESS: All Over Solutions LLC
Attn: John Creamer
11763 Harborside Cir
Largo, FL 33773
VIOLATION ADDRESS: 4201 55th Ave N
St. Petersburg, FL 33714

ITEM: 04

DEPT: Code Enforcement
MATTER: 58-270 (IV) Inoperable Vehicle Code Violation
58-304 (TD) Trash and Debris Code Violation(s)
CASE NO: CCM-26-00074
OFFICER: B. Hughes
OWNER: 3732 137th Ave LLC
NOTICE ADDRESS: 3732 137th Ave LLC
3876 Island Way
St. Petersburg, FL 33705-6449
VIOLATION ADDRESS: 3732 137th Ave N
Largo, FL 33771

ITEM: 05

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s)
CASE NO: CCM-26-00094
OFFICER: D. Devol
OWNER: Nisiotis, Dimitra
NOTICE ADDRESS: Nisiotis, Dimitra
36750 US Highway 19 N Apt 2074
Palm Harbor, FL 34684-1239
VIOLATION ADDRESS: 36750 US Highway 19 N #2-106
Palm Harbor, FL 34684

ITEM: 06

DEPT: Code Enforcement
MATTER: Lien Reduction
CASE NO: CCM-25-00057
OWNER: Seaside Equity Group LLC
NOTICE ADDRESS: Seaside Equity Group LLC
Attn: Raphael Herimger
PO Box 226
Largo, FL 33779-0226
VIOLATION ADDRESS: 11309 115th St
Seminole, FL 33778

ITEM: 07

DEPT: Code Enforcement
MATTER: 22-231 (MH) Minimum Housing Code(s) Violation(s)
138-90; 138-179 (ZO) Zoning Code Violation
CASE NO: CCM-26-00084
OFFICER: B. Hughes
OWNER: 12340 66th Largo LLC
NOTICE ADDRESS: 12340 66th Largo LLC
1515 Pine St Ste 100
Lakewood, NJ 08701-4993
VIOLATION ADDRESS: 12340 66th St N
Largo, FL 33773

ITEM: 08

DEPT: Code Enforcement
MATTER: Minimum Housing Code(s) Violation(s)
CASE NO: CCM-26-00081
OFFICER: B. Hughes
OWNER: Quinn, Virginia F Trust
Quinn, Virginia F TRE
NOTICE ADDRESS: Quinn, Virginia F Trust
Quinn, Virginia F TRE
3998 55th Ave N
St. Petersburg, FL 33714-1728
VIOLATION ADDRESS: 3998 55th Ave N
St. Petersburg, FL 33714

ITEM: 09

DEPT: Code Enforcement
MATTER: Lien Reduction
CASE NO: CCM-22-00023
OWNER: 7025 Harmony LLC
13801 Vermont Avenue LLC
NOTICE ADDRESS: David Zlotolow, Manager Of
7025 Harmony, LLC
C/O James A. Schmidt
2904 W. Bay to Bay Blvd
Tampa, FL 33629
PARALEGAL@SCHMIDTLAWOFFICE.COM
VIOLATION ADDRESS: 35801 US Highway 19 N
Palm Harbor, FL 34684

ITEM: 10

DEPT: Code Enforcement
MATTER: Minimum Housing Code(s) Violation(s)
CASE NO: CCM-26-00093
OFFICER: E. Stevens
OWNER: Mule, Pamela A
NOTICE ADDRESS: Mule, Pamela A
414 Tampa Rd
Palm Harbor, FL 34683-5461
VIOLATION ADDRESS: 414 Tampa Rd
Palm Harbor, FL 34683

ITEM: 11

DEPT: Code Enforcement
MATTER: Minimum Housing Code(s) Violation(s)
CASE NO: CCM-26-00096
OFFICER: D. Devol
OWNER: Blackburn, Eric R
NOTICE ADDRESS: Blackburn, Eric R
230 Woodlake Wynde
Oldsmar, FL 34677-2154
VIOLATION ADDRESS: 230 Woodlake Wynde
Oldsmar, FL 34677

ITEM: 12

DEPT: Code Enforcement
MATTER: Short Term Rental
CASE NO: CCM-26-00098
OFFICER: D. Devol
OWNER: Kulkarni, Vaibhav
Wadegaonkar, Radhika
NOTICE ADDRESS: Kulkarni, Vaibhav
Wadegaonkar, Radhika
1822 Harris Ave
San Jose, CA 95124-1123
VIOLATION ADDRESS: 1518 Wexford Dr N
Palm Harbor, FL 34683

ITEM: 13

DEPT: Code Enforcement
MATTER: Short Term Rental Violation(s)
CASE NO: CCM-26-00100
OFFICER: D. Devol
OWNER: Casa Di Lusso Realty LLC
NOTICE ADDRESS: Casa Di Lusso Realty LLC
10125 Manatee Ave W
Unit B4
Bradenton, FL 34209-3101
VIOLATION ADDRESS: 183 Shore Dr
Palm Harbor, FL 34683

ITEM: 14

DEPT: Code Enforcement
MATTER: Short Term Rental Violation(s)
CASE NO: CCM-26-00101
OFFICER: D. Devol
OWNER: McGeough, Anthony
NOTICE ADDRESS: McGeough, Anthony
620 14th St
Palm Harbor, FL 34683-4603
VIOLATION ADDRESS: 620 14th St
Palm Harbor, FL 34683

ITEM: 15**RESCHEDULED TO OCTOBER 16, 2026**

DEPT: Code Enforcement
MATTER: Minimum Housing Code(s) Violation(s)
CASE NO: CCM-26-00092
OFFICER: E. Stevens
OWNER: Avila Fonseca, Giavanna R
Vaccaro-Hyland, Elizabeth
NOTICE ADDRESS: Avila Fonseca, Giavanna R
Vaccaro-Hyland, Elizabeth
4505 Lake PL
Parrish, FL 34219-5050
VIOLATION ADDRESS: 10437 52nd Ave N
St. Petersburg, FL 33708

ITEM: 16

DEPT: Code Enforcement
MATTER: Zoning Code(s) Violation(s)
CASE NO: CCM-26-00103
OFFICER: E. Stevens
OWNER: Sood, Anu
Sood, Rajiv
NOTICE ADDRESS: Sood, Anu
Sood, Rajiv
25 Star Ln
South Barrington, IL 60010-7136
VIOLATION ADDRESS: 1475 Viewtop Dr
Clearwater, FL 33764

ITEM: 17

DEPT: Code Enforcement
MATTER: Short Term Rental Violation(s)
CASE NO: CCM-26-00104
OFFICER: E. Stevens
OWNER: Booth, James J
NOTICE ADDRESS: Booth, James J
8532 42nd Ave N
St. Petersburg, FL 33709-3951
VIOLATION ADDRESS: 8532 42nd Ave N
St. Petersburg, FL 33709-3951

ITEM: 18

DEPT: Code Enforcement
MATTER: Short Term Rental Violation(s)
CASE NO: CCM-26-00105
OFFICER: E. Stevens
OWNER: Woodland Property LLC
NOTICE ADDRESS: Woodland Property LLC
902 8th Ave NW
Largo, FL 33770-4102
VIOLATION ADDRESS: 4986 Woodland Dr N
St. Petersburg, FL 33708