

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

October 12, 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

10:30 A.M.

ITEM: 01

**RESCHEDULED FROM SEPTEMBER 21, 2026
RESCHEDULED TO NOVEMBER 16, 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: 02

DEPT: Code Enforcement
MATTER: 22-299 (MH) Minimum Housing Code Violation(s)
58-270 (IV) Inoperable Vehicle Code Violation(s)
58-304 (TD) Trash and Debris Code Violation(s)
138-3220 (ZO) Zoning Code Violation(s)
CASE NO: CCM-26-00117
OFFICER: B. Hughes
OWNER: Slaten, Pearl Est
NOTICE ADDRESS: Slaten, Pearl Est
5248 104th St N
St. Petersburg, FL 33708
VIOLATION ADDRESS: 5248 104th St
St. Petersburg, FL 33708

ITEM: 03

DEPT: Code Enforcement
MATTER: Short Term Rental Violation(s)
22-319(g)(1)
22-319(i)(2)
22-319(i)(3)
CASE NO: CCM-26-00085
OFFICER: B. Hughes
OWNER: Inman, Justin
NOTICE ADDRESS: Inman, Justin
305 Dr Martin Luther King Jr. St.
Apt. 1311
St. Petersburg, FL 33705-1718
VIOLATION ADDRESS: 2067 Betty Ln
Clearwater, FL 33755

ITEM: 04

DEPT: Code Enforcement
MATTER: Minimum Housing-Short Term Rental
22-319(g)(1)
CASE NO: CCM-26-00121
OFFICER: B. Hughes
OWNER: Brito, Howard
NOTICE ADDRESS: Brito, Howard
3211 Stevenson St
Plant City, FL 33566-9517
VIOLATION ADDRESS: 3442 Azalea Pl
Largo, FL 33771

ITEM: 05

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: 06

DEPT: Code Enforcement
MATTER: 58-444 (NO) Noise Ordinance Code Violation
22-299 (MH) Minimum Housing Code(s) Violation(s)
CASE NO: CCM-26-00123
OFFICER: B. Hughes
OWNER: Borbas, Jeffrey
NOTICE ADDRESS: Borbas, Jeffrey
7801 63rd Way N
Pinellas Park, FL 33781-2128
VIOLATION ADDRESS: 6615 27th St N
St. Petersburg, FL 33702

ITEM: 07

DEPT: Code Enforcement
MATTER: Minimum Housing-Short Term Rental
22-319(G)
CASE NO: CCM-26-00122
OFFICER: B. Hughes
OWNER: Volkov, Mykyta
Khilinska, Yana
NOTICE ADDRESS: Volkov, Mykyta
Khilinska, Yana
3641 140th Ave N
Largo, FL 33771-4193
VIOLATION ADDRESS: 3641 140th Ave N
Largo, FL 33771-4193

ITEM: 08

DEPT: Code Enforcement
MATTER: Minimum Housing-Short Term Rentals
22-319(G)
22-319(I)
CASE NO: CCM-26-00124
OFFICER: E. Stevens
OWNER: AP Properties Inc
NOTICE ADDRESS: AP Properties Inc
27100 Coyote Ridge Ln
Johnstown, CO 80534-8209
VIOLATION ADDRESS: 12091 96th PI
Seminole, FL 33771

ITEM: 09

DEPT: Code Enforcement
MATTER: Minimum Housing-Short Term Rentals
22-319(G)
22-319(I)
CASE NO: CCM-26-00125
OFFICER: E. Stevens
OWNER: Holzhauer, Jacob
Posey, Alissa
NOTICE ADDRESS: Holzhauer, Jacob
Posey, Alissa
6886 49th Ave N
St. Petersburg, FL 33709
VIOLATION ADDRESS: 6886 49th Ave N
St. Petersburg, FL 33709

ITEM: 10

DEPT: Code Enforcement
MATTER: Minimum Housing-Short Term Rentals
22-319(G)(1)
22-319(I)(1)(2)
CASE NO: CCM-26-00127
OFFICER: D. Devol
OWNER: Osaghae-Nosa, Jeremie
Yam, Zach Zan Yang
NOTICE ADDRESS: Osaghae-Nosa, Jeremie
Yam, Zach Zan Yang
909 Tilton Ave
San Mateo, CA 94401-1933
VIOLATION ADDRESS: 328 Crosswinds Dr
Palm Harbor, FL 34683

ITEM: 11

DEPT: Code Enforcement
MATTER: Minimum Housing-Short Term Rentals
22-319(I)(1)(2)
CASE NO: CCM-26-00129
OFFICER: D. Devol
OWNER: Polena, Sotiel
Polena, Roena
NOTICE ADDRESS: Polena, Sotiel
Polena, Roena
889 Marson Ct
Glen Ellyn, IL 60137
VIOLATION ADDRESS: 795 Claudia Ln
Palm Harbor, FL 34683