

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

April 21, 2025

**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:	Motion to Initiate Foreclosure
CASE NO:	CFC-25-00004
OFFICER:	B. Hughes
OWNER:	Jordan, Steven E
NOTICE ADDRESS:	Steven E. Jordan 13605 Serena Dr. Largo, FL 33774-5339
VIOLATION ADDRESS:	1165 Wyatt St. Clearwater, FL 33756

ITEM: 02

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-25-00015
OFFICER: B. Hughes
OWNER: Dillahunty, Larry L TRE
Three Lawyers Land Trust
NOTICE ADDRESS: Dillahunty, Larry L TRE
Three Lawyers Land Trust
10460 Roosevelt Blvd N.
St. Petersburg, FL 33716-3821
VIOLATION ADDRESS: 3435 50th Ave. N.
St. Petersburg, FL 33714

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	3435 50 th Ave. N. St. Petersburg, FL 33714	Portions/sections of the roof are not free from defects to include but not limited to multiple holes/missing sections in the soffit and fascia. Portions of exterior surfaces do not have protective covering or treatment. Window is not weathertight/watertight with opening around the window A/C unit. Window awning is in disrepair and lying unattached from the structure. Exterior surfaces are in poor condition with diminished/chipped/peeling paint and algae like substance/dirt present.
58-304 (TD)	3435 50 th Ave. N. St. Petersburg, FL 33714	An accumulation of trash and debris is present on property to include but not limited to discarded screen/awning, pile of pavers, cinder blocks, discarded lumber, and similar miscellaneous pieces of trash and debris.
138-3703 (ZO)	3435 50 th Ave. N. St. Petersburg, FL 33714	Fence is in disrepair with broken/missing pickets and unfinished sections.

ITEM: 03

DEPT:

MATTER:

CASE NO:

OFFICER:

OWNER:

NOTICE ADDRESS:

Code Enforcement

Minimum Housing Code Violation(s); Inoperable Vehicle
Code Violation(s); Trash and Debris Code Violation

CCM-25-00017

B. Hughes

Nicmax Properties LLC

Nicmax Properties LLC

11590 Seminole Blvd.

Ste B-2

Seminole, FL 33778-3204

And

Mirro, William MJR, Registered Agent for

Nicmax Properties LLC

11590 Seminole Blvd.

Ste B-2

Seminole, FL 33778-3204

And

Izzolo, James M, Managing Member For

Nicmax Properties LLC

11590 Seminole Blvd.

Ste B2

Seminole, FL 33778-3204

And

Mirro, William M, Managing Member For

Nicmax Properties LLC

11590 Seminole Blvd.

Ste B2

Seminole, FL 33778-3204

VIOLATION ADDRESS:

1571 Oak Village

Seminole, FL 33778

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	1571 Oak Village Seminole, FL 33778	Dwelling with boarded window not professionally manufactured solely for purposes of storm protection, Exterior surfaces are not in good repair with chipped/peeling paint to include entry way support.
58-270 (IV)	1571 Oak Village Seminole, FL 33778	Parking/storing inoperative vehicle on residentially zoned property to include but not limited to black 4 door Audi sedan with front end damage.
58-304 (TD)	1571 Oak Village Seminole, FL 33778	An accumulation of trash and debris was present on property to include but not limited to discarded tarps, pavers, lumber, plastic buckets, deteriorated wood structure, plastic cone, gym equipment, tools, plywood, trash bags, and similar miscellaneous items.

ITEM: 4

DEPT: Code Enforcement
MATTER: Trash and Debris Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-25-00020
OFFICER: B. Hughes
OWNER: Abbott, David F
NOTICE ADDRESS: Abbott, David F
1217 Woodcrest Ave.
Clearwater, FL 33756-4609
VIOLATION ADDRESS: 1217 Woodcrest Ave.
Clearwater, FL 33756

VIOLATION(S):

Code Section	Location	Violation
58-304 (TD)	1217 Woodcrest Ave. Clearwater, FL 33756	An accumulation of trash and debris was present on property to include but not limited to discarded furniture, cardboard, plastic and metal containers, luggage, clothing, batteries, plastic, piles of tree limbs, branches/rubbish, and similar miscellaneous items.
138-3220 (ZO)	1217 Woodcrest Ave. Clearwater, FL 33756	The outdoor storage of items not appropriate for outdoor storage to include but not limited to coolers, car seats, multiple folding tables, propane tank, indoor furniture, animal/metal cage, glass bulbs, casters, plastic totes, and other similar miscellaneous items. The outdoor storage of permissible items not screened from public view to include but not limited to multiple refuse containers.

ITEM: 05

DEPT: Code Enforcement
MATTER: Inoperable Vehicle Code Violation(s); Trash and Debris
Code Violation(s)
CASE NO: CCM-25-00018
OFFICER: B. Hughes
OWNER: Lebo, Jeffrey J
NOTICE ADDRESS: Lebo, Jeffrey J
5320 71st St. N.
St. Petersburg, FL 33709-2629
VIOLATION ADDRESS: 5320 71st St. N.
St. Petersburg, FL 33709-2629

VIOLATION(S):

Code Section	Location	Violation
58-270 (IV)	5320 71 st St. N. St. Petersburg, FL 33709	Parking/storing inoperative vehicles on residentially zoned property to include but not limited to Silver Ford Mustang with an expired tag displayed, LDG Z69, 02/23; a white Ford pickup with an expired tag displayed JZC J01, 02/23; and a black 4 door sedan with no tag displayed.
58-304 (TD)	5320 71 st St. N. St. Petersburg, FL 33709	Untended growth of vegetative matter (overgrowth) and an excessive accumulation of weeds or other plant material was present on property. An accumulation of trash and debris was present on property to include but not limited to vegetative debris, loose trash, discarded planters, buckets, and other similar items.

ITEM: 06

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-25-00021
OFFICER: D. Devol
OWNER: LM Solution Group LLC
NOTICE ADDRESS: LM Solution Group LLC
1711 Amazing Way
Ste. 213
Ocoee, FL 34761
And
LM Solution Group LLC
1711 Amazing Way
Ste. 213
Ocoee, FL 34761
And
Medeiros Souza Corp, Registered Agent For
LM Solution Group LLC
1711 Amazing Way
Ste. 213
Ocoee, FL 34761
And
G Bezerra, Caroline, Manager and Authorized Representative
LM Solution Group LLC
1711 Amazing Way
Ste. 213
Ocoee, FL 34761
And
Pro 5 Solutions LP, Authorized Member For
LM Solution Group LLC
1711 Amazing Way
Ste. 213
Ocoee, FL 34761
VIOLATION ADDRESS: 1759 Farrell Ave.
Clearwater, FL 33756

VIOLATION(S) for Case CCM-25-00021:

Code Section	Location	Violation
22-299 (MH)	1759 Farrell Ave. Clearwater, FL 33756	Dwelling in deteriorated condition: Exterior surfaces and siding of the entire structure display rotten wood and bare untreated areas that require a protective coating, broken and/or boarded windows and windows missing required window screens.
58-304 (TD)	1759 Farrell Ave. Clearwater, FL 33756	The accumulation of discarded household trash, shopping cart, tarps, trash bags, derelict hot tub, tree limbs/branches and rubbish, and other miscellaneous noxious items scattered throughout the property. There is also untended overgrowth of grass and weeds.
138-3703 (ZO)	1759 Farrell Ave. Clearwater, FL 33756	Failure to maintain a chain link fence and wooden privacy fence in a state of good repair. Fences have missing and/or damaged post, and top and bottom rails, a damaged gate, and missing and/or broken pickets.

ITEM: 07

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-25-00014
OFFICER: D. Devol
OWNER: G L 700 LLC
NOTICE ADDRESS: G L 700 LLC
4804 Portrait Ln
Plano, TX 75024-3803
VIOLATION ADDRESS: 13460 121st St.
Largo, FL 33778

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	13460 121 st St. Largo, FL 33778	Dwelling is missing required window screens on windows opening to the outside.
58-270 (IV)	13460 121 st St. Largo, FL 33778	The parking/storing of an inoperative vehicle on the property to include but not limited to a White RV without a current registration tag affixed.
58-304 (TD)	13460 121 st St. Largo, FL 33778	An accumulation of trash and debris on the property to include but not limited to discarded cardboard boxes, tarps, fence sections, pieces of cinder blocks, plastic containers, buckets, trash and other noxious items too numerous to mention scattered throughout the property.
138-3220 (ZO)	13460 121 st St. Largo, FL 33778	The outdoor storage of items not appropriate for outdoor storage to include but not limited to bicycles and bicycle parts, tools, pieces of lumber and plywood, windows, and other similar miscellaneous items.

ITEM: 08

DEPT: Code Enforcement
MATTER: Minimum Housing Code Violation(s); Trash and Debris Code Violation(s); Zoning Code Violation(s)
CASE NO: CCM-25-00028
OFFICER: D. Devol
OWNER: Umpierrez, Ruben F
Umpierrez, Linda G
NOTICE ADDRESS: Umpierrez, Ruben F
Umpierrez, Linda G
6254 149th Ave. N.
Clearwater, FL 33760
VIOLATION ADDRESS: 6254 149th Ave. N.
Clearwater, FL 33760

VIOLATION(S):

Code Section	Location	Violation
22-299 (MH)	6254 149 th Ave. N. Clearwater, FL 33760	Dwelling in deteriorated condition with rotten wood around areas of the fascia and soffit and a rusted utility shed with holes in the roof.
58-304 (TD)	6254 149 th Ave. N. Clearwater, FL 33760	An accumulation of trash and debris to include but not limited to a pile of rubbish, large pieces of twisted metal, plastic bins, discarded household items, bags of household garbage, unknown items covered with a gray tarp and numerous other noxious items scattered throughout the property.
138-3220 (ZO)	6254 149 th Ave. N. Clearwater, FL 33760	Outdoor storage of items not appropriate for outdoor storage to include but not limited to metal barrels, gas cans, gym equipment, and a living room couch.

ITEM: 09

DEPT: Code Enforcement
MATTER: Zoning Code Violation(s)
CASE NO: CCM-25-00025
OFFICER: D. Devol
OWNER: Elite Management LLC
NOTICE ADDRESS: Elite Management LLC
1934 Cove Lane
Clearwater, FL 33764-6427
And
Elite Management LLC
10601 Belcher Rd S.
Seminole, FL 33777
And
Guzman, Alejandra, Registered Agent
Elite Management, LLC
10601 Belcher Rd S
Seminole, FL 33777
And
Bridgeforth, James, Manager For
Elite Management, LLC
10601 Belcher Rd S
Seminole, FL 33777
And
Garcia, Ricardo, Manager For
Elite Management, LLC
10601 Belcher Rd S
Seminole, FL 33777
And
Lyle Fowler
Pinellas County Parks and Recreation
12520 Ulmerton Rd.
Largo, FL 33774
lfowler@pinellas.gov
VIOLATION ADDRESS: 1530 S. Ft. Harrison Ave.
Clearwater, FL 33756

VIOLATION(S):

Code Section	Location	Violation
154-231 (ZO)	1530 S. Ft. Harrison Ave. Clearwater, FL 33756	Placement of an asphalt parking area within the County right-of-way without first obtaining a right-of-way permit.