

# **PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA**

**February 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 Defendants / Witnesses
3. Cases
4. County Attorney Matters (as needed)
5. Adjournment / Hearing Closed

**9:00 A.M.**

**ITEM: 01**

DEPARTMENT:

MATTER:

CASE NO:

INVESTIGATOR:

CITATION(S) NO:

DEFENDANT:

NOTICE ADDRESS:

**Continued from January 17, 2025**

PCCLB

Unlicensed Contracting Code Violation

CLB-MG24-00634

J. Padgett

CLB-CT24-00669

Bryan Gurganus

Bryan Gurganus (Defendant)

5544 Banning St.

Lehigh Acres, FL 33971

and

Shpresa Idrizi

Idrizi Law Group

3005 State Road 590

Ste 202

Clearwater, FL 33759

[shpresa@idrizilaw.com](mailto:shpresa@idrizilaw.com)

and

Pinellas County Sheriff's Administration Building

Attn: Detective Nikolaos Katsareas, Sr.

Detective Joshua Ricottilli

Detective George Lehr

Detective Thomas Festa

Detective Jamie Rayman

C/O Berger III, Charles

10750 Ulmerton Road

Largo, FL 33778

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

and

Clearwater Police Department

Attn: Officer Paul Balmer

C/O Berger III, Charles

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

VIOLATION ADDRESS:

759 Lantana Ave.

Clearwater, FL 33767

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
22-14 (1)	759 Lantana Ave. Clearwater, FL 33767	CLB-CT24-00669 Unlicensed contractor offering a bid to perform drywall services at a residence in Pinellas County, FL.

**ITEM: 02****Continued from January 17, 2025**

DEPARTMENT:

PCCLB

MATTER:

Unlicensed Contracting Code Violation; Advertising Code Violation

CASE NO:

CLB-MG24-00627

INVESTIGATOR:

C. Ferland

CITATION(S) NO:

CLB-CT24-00599

DEFENDANT:

Demetry Lavonne Thomas

NOTICE ADDRESS:

Demetry Lavonne Thomas (Defendant)

812 Hastings Dr.

Kissimmee, FL 34744

[demetrythomasllc@stuccoandhomerenovationsllc.com](mailto:demetrythomasllc@stuccoandhomerenovationsllc.com)

and

Pinellas County Sheriff's Administration Building

Attn: Detective Nikolaos Katsareas, Sr.

Detective Joshua Ricottilli

Detective George Lehr

Detective Thomas Festa

Detective Jamie Rayman

C/O Berger III, Charles

10750 Ulmerton Road

Largo, FL 33778

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

and

Clearwater Police Department

Attn: Officer Paul Balmer

C/O Berger III, Charles

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

VIOLATION ADDRESS:

131 E 146<sup>th</sup> Ave

Madeira Beach, FL 33708

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
22-14 (1)	131 E 146 <sup>th</sup> Ave Madeira Beach, FL 33708	CLB-CT24-00599 Unlicensed contracting to perform drywall, framing and carpentry services within Pinellas County, FL.

**ITEM: 03**

DEPARTMENT:

MATTER:

CASE NO:

INVESTIGATOR:

CITATION(S) NO:

DEFENDANT:

NOTICE ADDRESS:

**Continued from January 17, 2025**

PCCLB

Unlicensed Contracting Code Violation; Advertising Code Violation

CLB-MG24-00663

C. Ferland

CLB-CT24-00730

Demetry Lavonne Thomas

Demetry Lavonne Thomas (Defendant)

812 Hastings Dr.

Kissimmee, FL 34744

[demetrythomasllc@stuccoandhomerenovationsllc.com](mailto:demetrythomasllc@stuccoandhomerenovationsllc.com)

and

Pinellas County Sheriff's Administration Building

Attn: Detective Nikolaos Katsareas, Sr.

Detective Joshua Ricottilli

Detective George Lehr

Detective Thomas Festa

Detective Jamie Rayman

C/O Berger III, Charles

10750 Ulmerton Road

Largo, FL 33778

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

and

Clearwater Police Department

Attn: Officer Paul Balmer

C/O Berger III, Charles

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

VIOLATION ADDRESS: Advertising via sign on Island Dr. Madeira Beach, FL

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
22-14 (6)	Advertising via sign on Island Dr. Madeira Beach, FL	CLB-CT24-00730 Unlicensed advertising to the public that he is a contractor, is qualified to engage in business as a contractor, without being duly qualified within Pinellas County, FL.

**ITEM: 04**

DEPARTMENT:

MATTER:

CASE NO:

INVESTIGATOR:

CITATION(S) NO:

DEFENDANT:

NOTICE ADDRESS:

**Continued from January 17, 2025**

PCCLB

Unlicensed Contracting Code Violation; Advertising Code Violation

CLB-MG24-00630

J. Padgett

CLB-CT24-00585

Camilo Andres Oyola Perez

Camilo Oyola Perez (Defendant)

13935 Diston Ave.

Tarpon Springs, FL 34689

and

Beresford A. Landers, Jr. (Attorney for Defendant)

3174 W. Commercial Blvd.

Tamarac, Florida 33309

[blandersesquire@gmail.com](mailto:blandersesquire@gmail.com)

and

Camilo Andres Oyola Perez

13935 Diston Ave.

Tarpon Springs, FL 34689

and

Pinellas County Sheriff's Administration Building

Attn: Detective Nikolaos Katsareas, Sr.

Detective Joshua Ricottilli

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Detective Thomas Festa

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C/O Berger III, Charles

10750 Ulmerton Road

Largo, FL 33778

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

and

Clearwater Police Department

Attn: Officer Paul Balmer

C/O Berger III, Charles

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

VIOLATION ADDRESS:

726 Sunset Cove

Madeira Beach, FL 33708

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
22-14 (1)	726 Sunset Cove Madeira Beach, FL 33708	CLB-CT24-00585 Unlicensed contracting to perform drywall work in Pinellas County, FL.

**ITEM: 05**

DEPARTMENT:

MATTER:

CASE NO:

INVESTIGATOR:

CITATION(S) NO:

DEFENDANT:

NOTICE ADDRESS:

**Continued from January 17, 2025**

PCCLB

Unlicensed Contracting Code Violation; Advertising Code Violation

CLB-MG24-00652

J. Padgett

CLB-CT24-00719

Camilo Andres Oyola Perez

Camilo Oyola Perez (Defendant)

13935 Diston Ave.

Tarpon Springs, FL 34689

and

Beresford A. Landers, Jr. (Attorney for Defendant)

3174 W. Commercial Blvd.

Tamarac, Florida 33309

[blandersesquire@gmail.com](mailto:blandersesquire@gmail.com)

and

Camilo Andres Oyola Perez

13935 Diston Ave.

Tarpon Springs, FL 34689

and

Pinellas County Sheriff's Administration Building

Attn: Detective Nikolaos Katsareas, Sr.

Detective Joshua Ricottilli

Detective George Lehr

Detective Thomas Festa

Detective Jamie Rayman

C/O Berger III, Charles

10750 Ulmerton Road

Largo, FL 33778

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

and

Clearwater Police Department

Attn: Officer Paul Balmer

C/O Berger III, Charles

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

VIOLATION ADDRESS: Thumbtack.com

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
22-14 (6)	Thumbtack.com	CLB-CT24-00719 Unlicensed contractor advertising drywall services, via thumbtack, in Pinellas County, FL.

**ITEM: 06**

DEPARTMENT:

MATTER:

CASE NO:

INVESTIGATOR:

CITATION(S) NO:

DEFENDANT:

NOTICE ADDRESS:

**Continued from January 17, 2025**

PCCLB

Unlicensed Contracting Code Violation

CLB-MG24-00625

J. Padgett

CLB-CT24-00604

Angelo Sholow

Angelo Sholow (Defendant)

443 4<sup>th</sup> Ave. N.

St. Petersburg, FL 33701

and

Curt Murtha, Esq. (Defendant's Attorney)

R. Curtis Murtha, P.A.

304 South Belcher Road, Suite B

Clearwater, FL 33765

[curt@defendingyounow.com](mailto:curt@defendingyounow.com)

and

Pinellas County Sheriff's Administration Building

Attn: Detective Nikolaos Katsareas, Sr.

Detective Joshua Ricottilli

Detective George Lehr

Detective Thomas Festa

Detective Jamie Rayman

C/O Berger III, Charles

10750 Ulmerton Road

Largo, FL 33778

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

and

Clearwater Police Department

Attn: Officer Paul Balmer

C/O Berger III, Charles

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

VIOLATION ADDRESS:

726 Sunset Cove

Madeira Beach, FL 33708

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
22-14 (1)	726 Sunset Cove Madeira Beach, FL 33708	CLB-CT24-00604 Unlicensed contracting to perform drywall work in Pinellas County, FL.

**ITEM: 07**

DEPARTMENT:

MATTER:

CASE NO:

INVESTIGATOR:

CITATION(S) NO:

DEFENDANT:

NOTICE ADDRESS:

**Continued from January 17, 2025**

PCCLB

Unlicensed Contracting Code Violation

CLB-MG24-00626

J. Padgett

CLB-CT24-00605

Bojan Cecez

Bojan Cecez (Defendant)

4657 43<sup>rd</sup> PI N.

St. Petersburg, FL 33714

and

Samara Ballard (Attorney for Defendant)

Battaglia, Ross, &amp; McQuaid

5858 Central Avenue

St. Petersburg, FL 33707

[sball@brdwlaw.com](mailto:sball@brdwlaw.com)

and

Pinellas County Sheriff's Administration Building

Attn: Detective Nikolaos Katsareas, Sr.

Detective Joshua Ricottilli

Detective George Lehr

Detective Thomas Festa

Detective Jamie Rayman

C/O Berger III, Charles

10750 Ulmerton Road

Largo, FL 33778

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

and

Clearwater Police Department

Attn: Officer Paul Balmer

C/O Berger III, Charles

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

VIOLATION ADDRESS:

726 Sunset Cove

Madeira Beach, FL 33708

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
22-14 (1)	726 Sunset Cove Madeira Beach, FL 33708	CLB-CT24-00605 Unlicensed contracting to perform drywall work in Pinellas County, FL.



**ITEM: 08**

DEPARTMENT:

MATTER:

CASE NO:

INVESTIGATOR:

CITATION(S) NO:

DEFENDANT:

NOTICE ADDRESS:

**Continued from January 27, 2025**

PCCLB

Unlicensed Contracting Code Violation

CLB-MG24-00662

J. Padgett

CLB-CT24-00690

Samuel R Sulja

Samuel R Sulja (Defendant)

10909 Subtle Trail Dr.

Riverview, FL 33579

and

Roger Futerman (Defendant's Attorney)

Roger D. Futerman &amp; Associates

13620 49<sup>th</sup> Street North

Clearwater, FL 33762

[futermanlaw@yahoo.com](mailto:futermanlaw@yahoo.com)

and

Pinellas County Sheriff's Administration Building

Attn: Detective Nikolaos Katsareas, Sr.

Detective Joshua Ricottilli

Detective George Lehr

Detective Thomas Festa

Detective Jamie Rayman

C/O Berger III, Charles

10750 Ulmerton Road

Largo, FL 33778

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

and

Clearwater Police Department

Attn: Officer Paul Balmer

C/O Berger III, Charles

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

VIOLATION ADDRESS: 759 Lantana Ave.  
Clearwater, FL 33767

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
22-14 (1)	759 Lantana Ave. Clearwater, FL 33767	CLB-CT24-00690 Unlicensed contractor offering bid to perform carpentry services at a residence in Pinellas County, FL.

**ITEM: 09****Continued from January 27, 2025**

DEPARTMENT:

PCCLB

MATTER:

Unlicensed Contracting Code Violation; Advertising Code Violation

CASE NO:

CLB-MG24-00653

CLB-MG24-00654

CLB-MG24-00655

CLB-MG24-00656

INVESTIGATOR:

C. Ferland

CITATION(S) NO:

CLB-CT24-00685; CLB-CT24-00686; CLB-CT24-00687;

CLB-CT24-00688

DEFENDANT:

Perry Alan Knox, Jr.

NOTICE ADDRESS:

Perry Alan Knox, Jr. (Defendant)

1269 Jasmine Way

Clearwater, FL 33756

[perryknox@ymail.com](mailto:perryknox@ymail.com)

and

Pinellas County Sheriff's Administration Building

Attn: Detective Nikolaos Katsareas, Sr.

Detective Joshua Ricottilli

Detective George Lehr

Detective Thomas Festa

Detective Jamie Rayman

C/O Berger III, Charles

10750 Ulmerton Road

Largo, FL 33778

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

and

Clearwater Police Department

Attn: Officer Paul Balmer

C/O Berger III, Charles

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

VIOLATION ADDRESS:

213 Leeward ISL

Clearwater, FL 33767

and

Via website [www.knoxwindows.co](http://www.knoxwindows.co)

And

Facebook

and

Business Card

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
22-14 (1)	213 Leeward ISL Clearwater, FL 33767	CLB-CT24-00685 Unlicensed contracting to perform carpentry (doors) within Pinellas County, FL.

22-14 (6)	Via website <a href="http://www.knoxwindows.co">www.knoxwindows.co</a>	CLB-CT24-00686 Unlicensed advertising to perform drywall within Pinellas County, FL.
22-14 (6)	Via Facebook	CLB-CT24-00687 Unlicensed advertising to perform windows & doors within Pinellas County, FL.
22-14 (6)	Via Business Card	CLB-CT24-00688 Unlicensed advertising via business card to perform windows & doors within Pinellas County, FL.

**ITEM: 10**

DEPARTMENT:

MATTER:

CASE NO:

INVESTIGATOR:

CITATION(S) NO:

DEFENDANT:

NOTICE ADDRESS:

**Continued from January 27, 2025**

PCCLB

Unlicensed Contracting Code Violation; Holding Out Code Violation; Advertising Code Violation

CLB-MG24-00648

CLB-MG24-00649

CLB-MG24-00650

C. Ferland

CLB-CT24-00701; CLB-CT24-00706; CLB-CT24-00708

Amanj Karim

Amanj Karim (Defendant)

4215 E Bay Dr. #1408

Clearwater, FL 33764

and

Roger Futerman (Defendant's Attorney)

Roger D. Futerman &amp; Associates

13620 49<sup>th</sup> Street North

Clearwater, FL 33762

[futermanlaw@yahoo.com](mailto:futermanlaw@yahoo.com)

and

Pinellas County Sheriff's Administration Building

Attn: Detective Nikolaos Katsareas, Sr.

Detective Joshua Ricottilli

Detective George Lehr

Detective Thomas Festa

Detective Jamie Rayman

C/O Berger III, Charles

10750 Ulmerton Road

Largo, FL 33778

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

and

Clearwater Police Department

Attn: Officer Paul Balmer

C/O Berger III, Charles

[cbergerIII@pcsonet.com](mailto:cbergerIII@pcsonet.com)

VIOLATION ADDRESS: 213 Leeward ISL

Clearwater, FL 33767

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
22-14 (1)	213 Leeward ISL Clearwater, FL 33767	CLB-CT24-00701 Unlicensed contracting to perform drywall and electrical within Pinellas County, FL.
22-14 (3)	213 Leeward ISL Clearwater, FL 33767	CLB-CT24-00706 Holding out as a licensed contractor when not so certified to perform drywall within Pinellas County, FL.

22-14 (6)	213 Leeward ISL Clearwater, FL 33767	CLB-CT24-00708 Unlicensed advertising via business card to perform drywall within Pinellas County, FL.
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**ITEM: 11****Continued from January 31, 2025**

DEPARTMENT:

PCCLB

MATTER:

Unlicensed Contracting Code Violation; No Permit Code Violation; Advertising Code Violation

CASE NO:

CLB-MG25-00019; CLB-MG25-00020; CLB-MG25-00021; CLB-MG25-00022; CLB-MG25-00023; CLB-MG25-00024; CLB-MG25-00025; CLB-MG25-00026; CLB-MG25-00027; CLB-MG25-00028

INVESTIGATOR:

L. Thomas

CITATION(S) NO:

CLB-CT24-00761; CLB-CT24-00763; CLB-CT24-00770; CLB-CT24-00771; CLB-CT24-00789; CLB-CT24-00790; CLB-CT24-00797; CLB-CT24-00799; CLB-CT24-00806; CLB-CT24-00807

DEFENDANT:

Dorman Troy Payne III

NOTICE ADDRESS:

Dorman Troy Payne III (Defendant)

1438 46<sup>th</sup> Ave. NE

St. Petersburg, FL

and

Trey Payne (Defendant)

TP3 Building Solutions

1915 13<sup>th</sup> Ave. N.

St. Petersburg, FL

[trey@tp3builds.com](mailto:trey@tp3builds.com)

and

Elisa Lynskey (Witness for Plaintiff)

2101 Bayou Grande Blvd NE

St. Petersburg, FL 33703

[Elisa.lynskey@gmail.com](mailto:Elisa.lynskey@gmail.com)

VIOLATION ADDRESS:

4796 NE Dover St.

St. Petersburg, FL 33703

and

2400 S 53<sup>rd</sup> St.

Gulfport, FL 33707

And

787 23<sup>rd</sup> Ave.

St. Petersburg, FL 33704

and

206 19<sup>th</sup> Ave.

St. Petersburg, FL 33704

and

2101 NE Bayou Grande Blvd.

St. Petersburg, FL 33703

**VIOLATION(S):**

Code Section	Location	Citation # and Violation
22-14 (1)	4796 NE Dover St. St. Petersburg, FL 33703	CLB-CT24-00761 Contractor failed to refund deposit monies to the customer causing financial harm.

22-14 (5)	4796 NE Dover St. St. Petersburg, FL 33703	CLB-CT24-00763 Failure to obtain permit prior to work beginning.
	2400 S 53 <sup>rd</sup> St. Gulfport, FL 33707	CLB-CT24-00770 Contractor mismanaged project by not paying sub-contractor causing financial harm.
22-14 (7)	2400 S 53 <sup>rd</sup> St. Gulfport, FL 33707	CLB-CT24-00771 Contractor did not have his contractor's license # on invoices.
22-14 (1) 489.129 (g)(2)	787 23 <sup>rd</sup> Ave. St. Petersburg, FL 33704	CLB-CT24-00789 Contractor abandoned job causing financial harm to homeowner.
22-14 (7)	787 23 <sup>rd</sup> Ave. St. Petersburg, FL 33704	CLB-CT24-00790 Contractor's license # is not posted on invoice to homeowner (Elevated due to previous citations)
22-14 (7)	206 19 <sup>th</sup> Ave. St. Petersburg, FL 33704	CLB-CT24-00797 Contractor failed to include his license # on multiple invoices submitted to the homeowner.
22-14 (1) 489.129 (1)(k)	206 19 <sup>th</sup> Ave. St. Petersburg, FL 33704	CLB-CT24-00799 Contractor not paying sub-contractor for services provided at the job site.
22-14 (5)	2101 NE Bayou Grande Blvd. St. Petersburg, FL 33703	CLB-CT24-00806 Contractor started demo process prior to obtaining a permit.
22-14 (1) 489.129 (g)(2)	2101 NE Bayou Grande Blvd. St. Petersburg, FL 33703	CLB-CT24-00807 Job abandonment by contractor.