

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

June 9, 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

RESCHEDULED TO JUNE 20, 2025

DEPARTMENT:

PCCLB

MATTER:

Unlicensed Contracting Code Violation; No Permit Code Violation; Sub-Contracting Code Violation

CASE NO:

CLB-MG25-00192

CLB-MG25-00193

CLB-MG25-00194

INVESTIGATOR:

J. Padgett

CITATION(S) NO:

CLB-CT25-00161

CLB-CT25-00162

CLB-CT25-00163

DEFENDANT:

Giovonni Maurice Best

NOTICE ADDRESS:

Giovonni Maurice Best (Defendant)

4905 S 81st Street

Tampa, FL 33619

Blueprint082@gmail.com

and

PCCLB Investigator J. Padgett (Plaintiff's Witness)

Pinellas County Code Enforcement

631 Chestnut Street

Clearwater, FL 33756

VIOLATION ADDRESS:

801 S 64th St, Unit #112

St. Petersburg, FL 33707

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	801 S 64 th St, Unit #112 St. Petersburg, FL 33707	CLB-CT25-00161 Building contractor working outside the scope of his license by performing electrical and plumbing work at a property in Pinellas County, FL.
22-14 (5)	801 S 64 th St, Unit #112 St. Petersburg, FL 33707	CLB-CT25-00162 Building contractor working without a permit during new home construction in Pinellas County, FL.
22-14 (8)	801 S 64 th St, Unit #112 St. Petersburg, FL 33707	CLB-CT25-00163 Building contractor subcontracting to unlicensed contractor, Maurice Bruce, to perform new home construction in Pinellas County, FL.

ITEM: 02

DEPARTMENT:

MATTER:

CASE NO:

INVESTIGATOR:

CITATION(S) NO:

DEFENDANT:

NOTICE ADDRESS:

RESCHEDULED TO JUNE 20, 2025

PCCLB

Unlicensed Contracting Code Violation

CLB-MG25-00176

J. Padgett

CLB-CT25-00159

Marquis Bruce

Marquis Bruce (Defendant)

4917 S. 81st St.

Tampa, FL 33619

marquisbruce727@icloud.com

and

Marquis Bruce

C/O Aileen Rosario

5827 E Columbus Dr.

Tampa, FL 33619

arpermitconsult@gmail.com

and

PCCLB Investigator J. Padgett (Plaintiff's Witness)

Pinellas County Code Enforcement

631 Chestnut Street

Clearwater, FL 33756

VIOLATION ADDRESS: 801 S 64th St. Unit #112

St. Petersburg, FL 33707

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	801 S 64 th St. Unit #112 St. Petersburg, FL 33707	CLB-CT25-00159 Unlicensed contractor performing electrical, plumbing and carpentry work at a property in Pinellas County, FL.

ITEM: 03

DEPARTMENT: PCCLB
MATTER: No Permit Code Violation; Unlicensed Contracting Code Violation; Advertising Code Violation
CASE NO: CLB-MG25-00034
CLB-MG25-00035
CLB-MG25-00036
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT24-00822
CLB-CT24-00823
CLB-CT24-00824
DEFENDANT: Marcus J Montanez
NOTICE ADDRESS: Marcus J Montanez
12625 Fairwinds Rd.
Hudson, FL 34669
marcus@maxfrenos.com
and
PCCLB Investigator C. Ferland (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 763 Jacqueline Ln
Palm Harbor, FL 34683
and
Via invoice 0017 dated 11/19/2024

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (5)	763 Jacqueline Ln Palm Harbor, FL 34683	CLB-CT24-00822 Work without the required permit for drywall installation in a residential home within Pinellas County, FL.
22-14 (1)	763 Jacqueline Ln Palm Harbor, FL 34683	CLB-CT24-00823 Unlicensed contracting to perform drywall installation in a residential home within Pinellas County, FL.
22-14 (6)	Via invoice 0017 dated 11/19/2024	CLB-CT24-00824 Unlicensed advertising for drywall work within Pinellas County, FL.

ITEM: 04

DEPARTMENT: PCCLB
MATTER: Advertising Code Violation
CASE NO: CLB-MG25-00037
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT25-00021
DEFENDANT: Eduardo F Sanchez
NOTICE ADDRESS: Eduardo F Sanchez (Defendant)
130 Tendering Cir
Palm Harbor, FL 34683
and
PCCLB Investigator C. Ferland (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 130 Tendering Cir
Palm Harbor, FL 34683

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (6)	130 Tendering Cir Palm Harbor, FL 34683	CLB-CT25-00021 Unlicensed advertising via magnet on vehicle for drywall within Pinellas County, FL.

ITEM: 05

DEPARTMENT: PCCLB
MATTER: Advertising Code Violation
CASE NO: CLB-MG25-00102
CLB-MG25-00103
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT25-00038
CLB-CT25-00039
DEFENDANT: Brian Holte
NOTICE ADDRESS: Brian Holte (Defendant)
31177 US HWY 19 N, #908
Palm Harbor, FL 34684
and
PCCLB Investigator C. Ferland (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: Via www.lrdfencing.com
Via Facebook

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (6)	Via www.lrdfencing.com	CLB-CT25-00038 Unlicensed advertising for fencing via website within Pinellas County, FL.
22-14 (6)	Via Facebook	CLB-CT24-00039 Unlicensed advertising via Facebook within Pinellas County, FL.

ITEM: 06

DEPARTMENT: PCCLB
MATTER: No Permit Code Violation
CASE NO: CLB-MG25-00110
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT25-00072
DEFENDANT: Steven Huynh
NOTICE ADDRESS: Steven Huynh (Defendant)
3677 Shore Blvd
Oldsmar, FL 34677
songlongllc@gmail.com
and
PCCLB Investigator C. Ferland (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 3677 Shore Blvd.
Oldsmar, FL 34677

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (5)	3677 Shore Blvd. Oldsmar, FL 34677	CLB-CT25-00072 Work without the required permit to perform electrical, durock, new windows and drywall within Pinellas County, FL.

ITEM: 07

DEPARTMENT: PCCLB
MATTER: Unlicensed Contracting Code Violation
CASE NO: CLB-MG25-00126
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT25-00017
DEFENDANT: Jonathan Brett McParland
NOTICE ADDRESS: Jonathan Brett McParland
2218 Toniwood Ln
Palm Harbor, FL 34685
Bmcparland72@gmail.com
and
PCCLB Investigator C. Ferland (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 385 Georgia Ave
Crystal Beach, FL 34681

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1) 489.103(7)a	385 Georgia Ave Crystal Beach, FL 34681	CLB-CT25-00017 Willfully disregarding homeowners exemption by signing the homeowners affidavit then selling the property within one year in Pinellas County, FL.

ITEM: 08**RESCHEDULED TO AUGUST 11, 2025**

DEPARTMENT: PCCLB
MATTER: No Permit Code Violation; Unlicensed Contracting Code Violation
CASE NO: CLB-MG25-00239
CLB-MG25-00240
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT25-00178
CLB-CT25-00179
DEFENDANT: Marinela Popaj
NOTICE ADDRESS: Marinela Popaj
1415 Saddle Ct.
Palm Harbor, FL 34683
Mpopaj1988@gmail.com
and
PCCLB Investigator C. Ferland (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 1415 Saddle Ct.
Palm Harbor, FL 34683

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (5)	1415 Saddle Ct. Palm Harbor, FL 34683	CLB-CT25-00178 Work without the required permit for an interior remodel to include electrical, plumbing and removal of walls within Pinellas County, FL.
22-14 (1)	1415 Saddle Ct. Palm Harbor, FL 34683	CLB-CT25-00179 Unlicensed contracting to permit interior remodel to include electrical, plumbing and removal of walls within Pinellas County, FL.

ITEM: 09

DEPARTMENT: PCCLB
MATTER: Sub-Contracting Code Violation
CASE NO: CLB-MG25-00264
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT25-00258
DEFENDANT: Andrew Leigh Barber
NOTICE ADDRESS: Andrew Leigh Barber
3287 Enisgrove Dr. E
Palm Harbor, FL 34683
info@barberhomeinnovations.com
and
PCCLB Investigator C. Ferland (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 512 Driftwood Cir
Palm Harbor, FL 34683

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (8)	512 Driftwood Cir Palm Harbor, FL 34683	CLB-CT25-00258 Hiring unlicensed subcontractor, It Can Be Done Remodeling And Construction for demo within Pinellas County, FL.

ITEM: 10

DEPARTMENT: PCCLB
MATTER: No Permit Code Violation; Advertising Code Violation;
Unlicensed Contracting Code Violation
CASE NO: CLB-MG25-00281
CLB-MG25-00282
CLB-MG25-00283
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT25-00259
CLB-CT25-00260
CLB-CT25-00261
DEFENDANT: James Oliver Weeks, III
NOTICE ADDRESS: James Oliver Weeks, III
8308 Corner Pine Way
New Port Richey, FL 34655
Itcanbedone850@gmail.com
and
PCCLB Investigator C. Ferland (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 512 Driftwood Cir
Palm Harbor, FL 34683

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (5)	512 Driftwood Cir Palm Harbor, FL 34683	CLB-CT25-00259 Work without the required permit for demo within Pinellas County, FL.
22-14 (6)	512 Driftwood Cir Palm Harbor, FL 34683	CLB-CT25-00260 Unlicensed advertising via Inv 0000045 for demo within Pinellas County, FL.
22-14 (1)	512 Driftwood Cir Palm Harbor, FL 34683	CLB-CT25-00261 Unlicensed contracting to perform demo within Pinellas County, FL.