

PINELLAS COUNTY CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

August 11, 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 July 25, 2025

PCCLB

No Permit Code Violation

CLB-MG25-00369

N. Nichols

CLB-CT25-00422

Roy J Foley

Roy J Foley (Defendant)

2611 Bayshore Blvd, Apt 903

Tampa, FL 33629

AEROPROCOACHING@GMAIL.COM

and

PCCLB Investigator J. Padgett (Plaintiff's Witness)

Pinellas County Code Enforcement

631 Chestnut Street

Clearwater, FL 33756

AND

Robert Rash (Plaintiff's Witness)

112 N 12th St

Tampa, FL 33602

RASHROBERT54@GMAIL.COM

VIOLATION ADDRESS:

5590 N 77th Ave

Pinellas Park, FL 33781

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (5)	5590 N 77 th Ave Pinellas Park, FL 33781	CLB-CT25-00422 Unpermitted construction: working without a permit at a residential home located at a property in Pinellas County, FL.

ITEM: 02

DEPARTMENT: PCCLB
MATTER: Unlicensed Contracting Code Violation
CASE NO: CLB-MG25-00332
INVESTIGATOR: N. Nichols
CITATION(S) NO: CLB-CT25-00332
DEFENDANT: Moshe Kouba
NOTICE ADDRESS: Moshe Kouba (Defendant)
1319 Dewey St.
Hollywood, FL 33019
MOSHEKOUBA@GMAIL.COM
and
PCCLB Investigator N. Nichols (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 13570 S Croft Dr.
Largo, FL 33774

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	13570 S Croft Dr. Largo, FL 33774	CLB-CT25-00332 Engaged in a residential h9ome remodel including drywall installation at a property in Pinellas County, FL.

ITEM: 03

DEPARTMENT: PCCLB
MATTER: No Permit Code Violation; Unlicensed Contracting Code Violation
CASE NO: CLB-MG25-00297
CLB-MG25-00298
CLB-MG25-00299
INVESTIGATOR: N. Nichols
CITATION(S) NO: CLB-CT25-00308
CLB-CT25-00309
CLB-CT25-00312
DEFENDANT: Moshe Kouba
NOTICE ADDRESS: Moshe Kouba (Defendant)
1319 Dewey St.
Hollywood, FL 33019
MOSHEKOUBA@GMAIL.COM
and
PCCLB Investigator N. Nichols (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 102 3rd St.
Belleair Beach, FL 33786

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (5)	102 3 rd St. Belleair Beach, FL 33786	CLB-CT25-00308 Working without a permit during a residential remodel at a property in Pinellas County, FL.
22-14 (1)	102 3 rd St. Belleair Beach, FL 33786	CLB-CT25-00309 Engaged in a residential home remodel including drywall installation at a property in Pinellas County, FL.
489.127(1)(a)	102 3 rd St. Belleair Beach, FL 33786	CLB-CT25-00312 Unlicensed contractor holding himself out to a homeowner while engaged in a remodel at a property in Pinellas County, FL.

ITEM: 04**CONTINUED FROM JUNE 9, 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

SUBPOENA ADDRESS:

Kevin Harris

1427 Saddle Court

Palm Harbor, FL 34683

SUBPOENA TYPE:

SUBPOENA DUCES TECUM

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: 05

DEPARTMENT: PCCLB
MATTER: Unlicensed Contracting Code Violation
CASE NO: CLB-MG25-00304
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT25-00362
DEFENDANT: Tien Thi Thuy Dao
NOTICE ADDRESS: Tien Thi Thuy Dao (Defendant)
9766 65th Way N
Pinellas Park, FL 33782
And
Peter D Andrews, Esq.
Law Office of Peter Andrews
P.O. Box 25
St. Petersburg, FL 33731
LAWOFFICEPETERANDREWS@YAHOO.COM
and
PCCLB Investigator C. Ferland (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 431 Bonnie Blvd.
Palm Harbor, FL 34684

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (1)	431 Bonnie Blvd. Palm Harbor, FL 34684	CLB-CT25-00362 Unlicensed contracting to perform an interior renovation to include electrical, plumbing, framing and drywall within Pinellas County, FL.

ITEM: 06**CONTINUED FROM JULY 25, 2025**

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: 07

DEPARTMENT: PCCLB
MATTER: Advertising Code Violation
CASE NO: CLB-MG25-00337
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT25-00385
DEFENDANT: Nataliia Holovanova
NOTICE ADDRESS: Nataliia Holovanova (Defendant)
1546 Illinois Rd
Clearwater, FL 33758
VNRCLLC@GMAIL.COM
And
PCCLB Investigator C. Ferland (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 1401 N Osceola Ave.
Clearwater, FL 33755

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (7)	1401 N Osceola Ave. Clearwater, FL 33755	CLB-CT25-00385 Advertising without the required license number on Contract dated 10/22/2024 within Pinellas County, FL.

ITEM: 08

DEPARTMENT: PCCLB
MATTER: No Permit Code Violation; Unlicensed Contracting Code Violation
CASE NO: CLB-MG25-00339
CLB-MG25-00340
INVESTIGATOR: C. Ferland
CITATION(S) NO: CLB-CT25-00388
CLB-CT25-00389
DEFENDANT: Michael A Honeycutt
NOTICE ADDRESS: Michael A Honeycutt (Defendant)
1533 Santa Barbara Dr
Dunedin, FL 34698
And
The Law Office of Michael Brannigan P.A. (Defendant's Attorney)
Attn: Michael Brannigan, Esq.
1511 N Westshore Blvd
Ste. 650
Tampa, FL 33607
BRANNIGAN35@YAHOO.COM
and
PCCLB Investigator C. Ferland (Plaintiff's Witness)
Pinellas County Code Enforcement
631 Chestnut Street
Clearwater, FL 33756
VIOLATION ADDRESS: 369 Pennsylvania Ave.
Palm Harbor, FL 34683

VIOLATION(S):

Code Section	Location	Citation # and Violation
22-14 (5)	369 Pennsylvania Ave. Palm Harbor, FL 34683	CLB-CT25-00388 Work without the required permit for installation of a new carport/overhang to include roofing within Pinellas County, FL.
22-14 (1)	369 Pennsylvania Ave. Palm Harbor, FL 34683	CLB-CT25-00389 Unlicensed contracting to install a new carport/overhang to include roofing within Pinellas County, FL.