

SPECIAL MAGISTRATE HEARING MINUTES

Date: March 16, 2026

Time: 9:07 A.M.

End Time: 12:39 P.M..

Place: 315 Court St., 5th Floor, Pinellas County Board Of County Commissioners Assembly Room

Special Magistrate: Jeffrey Fuller

Attendees:

Yardley Collett, Assistant County Attorney

Jamie Padgett, PCCLB Investigator

Norman Nichols, PCCLB Investigator

Cheryl Ferland, PCCLB Investigator

Nicole Riley, PCCLB Liaison

Caroline Rojas Gonzalez, Code Enforcement Liaison

Contested Case #	Presented by	PCCLB vs.	Attorney	Witness(es)	Verdict	Fine
CLB-CT25-00590	JP	JOSEPH T KHOURI	ROBERT D. ECKARD, B.C.S. ESQ		GUILTY PAY A CIVIL PENALTY WITHIN (30) DAYS; IF DEF. DOES NOT COME INTO COMPLIANCE WITHIN (30) DAYS OF THE ORDERD, THE PLAINTIFF MAY MOTION TO THE SPECIAL MAGISTRATE TO RULE AGAINST DEF. WITH ADD. FINE(S)	\$560.91
CLB-CT25-00591	JP	JOSEPH T KHOURI	ROBERT D. ECKARD, B.C.S. ESQ		GUILTY PAY A CIVIL PENALTY WITHIN (30) DAYS; IF DEF. DOES NOT COME INTO COMPLIANCE WITHIN (30) DAYS OF THE ORDERD, THE PLAINTIFF MAY MOTION TO THE SPECIAL MAGISTRATE TO RULE AGAINST DEF. WITH ADD. FINE(S)	\$310.91
CLB-CT25-00572	JP	JOSEPH T KHOURI	ROBERT D. ECKARD, B.C.S. ESQ		GUILTY PAY A CIVIL PENALTY WITHIN (30) DAYS; IF DEF. DOES NOT COME INTO COMPLIANCE WITHIN (30) DAYS OF THE ORDERD, THE PLAINTIFF MAY MOTION TO THE SPECIAL MAGISTRATE TO RULE AGAINST DEF. WITH ADD. FINE(S)	\$560.91
CLB-CT25-00573	JP	JOSEPH T KHOURI	ROBERT D. ECKARD, B.C.S. ESQ		GUILTY PAY A CIVIL PENALTY WITHIN (30) DAYS; IF DEF. DOES NOT COME INTO COMPLIANCE WITHIN (30) DAYS OF THE ORDERD, THE PLAINTIFF MAY MOTION TO THE SPECIAL MAGISTRATE TO RULE AGAINST DEF. WITH ADD. FINE(S)	\$560.91

CLB-CT25-00574	JP	JOSEPH T KHOURI	ROBERT D. ECKARD, B.C.S. ESQ		GUILTY PAY A CIVIL PENALTY WITHIN (30) DAYS; IF DEF. DOES NOT COME INTO COMPLIANCE WITHIN (30) DAYS OF THE ORDERD, THE PLAINTIFF MAY MOTION TO THE SPECIAL MAGISTRATE TO RULE AGAINST DEF. WITH ADD. FINE(S)	\$310.92
CLB-CT25-00710	JP	PATRICK FLANERY			DISMISSED	
CLB-CT25-00711	JP	PATRICK FLANERY			GUILTY	\$2,100.40
CLB-CT25-00803	JP	ANTHONY SCOTT PHILLIPS			GUILTY	\$554.00
CLB-CT25-00839	NN	JEROMY ANDREW			GUILTY	\$567.20
CLB-CT25-00920	CAF	ANDY GARCIA GONZALEZ	PAUL GIONIS, ESQ		GUILTY PAY A CIVIL PENALTY WITHIN (60) DAYS; IF DEF. DOES NOT COME INTO COMPLIANCE WITHIN (60) DAYS OF THE ORDERD, THE PLAINTIFF MAY MOTION TO THE SPECIAL MAGISTRATE TO RULE AGAINST DEF. WITH ADD. FINE(S)	\$276.90

CLB-CT25-00921	CAF	ANDY GARCIA GONZALEZ	PAUL GIONIS, ESQ		GUILTY PAY A CIVIL PENALTY WITHIN (60) DAYS; IF DEF. DOES NOT COME INTO COMPLIANCE WITHIN (60) DAYS OF THE ORDERD, THE PLAINTIFF MAY MOTION TO THE SPECIAL MAGISTRATE TO RULE AGAINST DEF. WITH ADD. FINE(S)	\$1,026.90
CLB-CT25-00940	CAF	MICHELLE MATHEWS			GUILTY	\$550.20
CLB-CT26-00032	JP	GEORGE W. HILTON			PAID CITATION PRIOR TO HEARING ON MARCH 3, 2026	