



**Hillsborough
County Florida**

CODE ENFORCEMENT SPECIAL MAGISTRATE AGENDA

Philip McDonald
Code Enforcement Special Magistrate

5/8/2026
9:00 AM

Welcome to Hillsborough County Code Enforcement Special Magistrate Hearing. When addressing the Magistrate, please state your name, address, and 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 meeting will need a record of the proceedings, and for such purposes, may need to insure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

Presentations by the County, Respondent(s) and Opposition must be kept to a maximum of ten (10) minutes each.

ORDER OF BUSINESS:

- I. Call to Order**
- II. Pledge of Allegiance**
- III. Approval of Minutes of Previous meeting(s)**
 - ❖ **MARCH 13, 2026 CESM EAST**
- IV. Administration of Oath to Defendants/Witnesses**
- V. Cases for Adjudication**
 - A. Continued Cases**
 - B. New Code Enforcement Cases**
- VI. Other Business**
 - A. Correspondences**
 - B. Contest**
 - C. Staff Reports**
- VII. Adjournment: Hearing Closed**

SECTION V.A - Continued Cases

1

CASE NUMBER:

HC-CE-25-010484 - HC-CB-25-001491

OCCUPANCY:

Commercial

OPENED DATE:

08/11/2025

ZONING:

PD

CODE ENFORCEMENT OFFICER / STAFF :

ARMANDO GUTIERREZ

OWNER:

REGENCY CENTERS L P C/O PROPERTY TAX DEPT

LOCATION:

2400 W BRANDON BLVD BRANDON FL 33511

FOLIO NUMBER:

068172.0102

VIOLATION(S)

ITEM Z500: VIOLATING CONDITIONS OF APRVL / PLANNED DEVELOPMENT

2

CASE NUMBER:

CE24003294 - HC-CB-24-000280

OCCUPANCY:

OPENED DATE:

03/04/2024

ZONING:

RDC-6

CODE ENFORCEMENT OFFICER / STAFF :

DAVID JONES

OWNER:

BREWER, THOMAS LEE BRENTON

LOCATION:

5229 LEMON AVE SEFFNER FL 33584

FOLIO NUMBER:

064502.0000

VIOLATION(S)

ITEM R11.7.3: PROTECTIVE TREATMENT - COMPLIED

ITEM PM12.4: FENCES - COMPLIED

ITEM PM12.1: ACCUMULATIONS - COMPLIED

ITEM PM12.5: INOPERABLE VEHICLES - COMPLIED

ITEM Z203: OUTSIDE/OPEN STORAGE

SECTION V.A - Continued Cases

3 CASE NUMBER: CE24008593 - HC-CB-24-000638
 OCCUPANCY: OPENED DATE: 06/20/2024
 ZONING: RSC-6
 CODE ENFORCEMENT OFFICER / STAFF : STEPHEN WILLIS
 OWNER: **AABCO PROPERTIES OF FLORIDA LLC**
 LOCATION: **2811 E 60 HWY VALRICO FL 33594**
 FOLIO NUMBER: 086312.0000

VIOLATION(S)

ITEM PM12.1: ACCUMULATIONS
ITEM PM12.2: OVERGROWTH
ITEM PM12.5: INOPERABLE VEHICLES
ITEM PM12.4: FENCES - COMPLIED
ITEM Z200: IMPROPER USE OF ZONE
Z SCREENING REQUIRED (DUMPSTER) - COMPLIED
ITEM Z203: OUTSIDE/OPEN STORAGE - COMPLIED

4 CASE NUMBER: HC-CE-25-010002 - HC-CB-25-001521
 OCCUPANCY: Single Family OPENED DATE: 08/01/2025
 ZONING: AS-1
 CODE ENFORCEMENT OFFICER / STAFF : STEPHEN WILLIS
 OWNER: **RIVERS, DAVID J**
 LOCATION: **13927 WALDEN SHEFFIELD RD DOVER FL 33527**
 FOLIO NUMBER: 084877.0005

VIOLATION(S)

ITEM NR10.1: GENERAL STANDARDS FOR NON RESIDENTIAL STRUCTURES - COMPLIED
ITEM PM12.1: ACCUMULATIONS
ITEM PM12.5: INOPERABLE VEHICLES - COMPLIED
ITEM R11.1: GENERAL STANDARDS FOR DWELLINGS
ITEM PM12.3A: NUISANCE CONDITIONS - COMPLIED
ITEM Z203: OUTSIDE/OPEN STORAGE

SECTION V.A - Continued Cases

5

CASE NUMBER:

HC-CE-25-013405 - HC-CB-26-000096

OCCUPANCY:

Single Family

OPENED DATE:

10/06/2025

ZONING:

RSC-6

CODE ENFORCEMENT OFFICER / STAFF :

STUART (EDWARD) SPRIGGS

OWNER:

PETROVICH, BOBBIE

LOCATION:

2711 11TH AVE RUSKIN FL 33570

FOLIO NUMBER:

055053.1000

VIOLATION(S)

ITEM PM12.1: ACCUMULATIONS

ITEM PM12.5: INOPERABLE VEHICLES

ITEM Z203: OUTSIDE/OPEN STORAGE

ITEM Z609: RECREATIONAL VEHICLES - COMPLIED

SECTION V.B - New Code Enforcement Cases

1 CASE NUMBER: HC-CE-25-008688 - HC-CB-25-001790
 OCCUPANCY: Vacant OPENED DATE: 07/10/2025
 ZONING: AR
 CODE ENFORCEMENT OFFICER / STAFF : DAVID (DAVE) JONES
 OWNER: **THE HARVEST GATHERING INC**
 LOCATION: **314 S PARSONS AVE SEFFNER FL 33584**
 FOLIO NUMBER: 063797.5000

VIOLATION(S)

ITEM PM12.2: OVERGROWTH - COMPLIED
ITEM Z203: OUTSIDE/OPEN STORAGE
ITEM Z205: ACCESSORY USE W / O PRIMARY USE
ITEM Z636: SPECIAL / CONDITIONAL USE WITHOUT APPROVAL
ITEM PM12.5: INOPERABLE VEHICLES
ITEM PM12.1: ACCUMULATIONS

2 CASE NUMBER: HC-CE-25-014714 - HC-CB-26-000247
 OCCUPANCY: Vacant OPENED DATE: 11/04/2025
 ZONING: RDC-6
 CODE ENFORCEMENT OFFICER / STAFF : DAVID (DAVE) JONES
 OWNER: **LUCAS, MICHAEL WYNN; LINTON, JENNIFER A**
 LOCATION: **5229 LIME AVE SEFFNER FL 33584**
 FOLIO NUMBER: 064581.0100

VIOLATION(S)

ITEM PM12.2: OVERGROWTH
ITEM PM12.1: ACCUMULATIONS - COMPLIED
ITEM PM12.4: FENCES
ITEM R11.1: GENERAL STANDARDS FOR DWELLINGS

VIOLATION(S)

ITEM Z610: COMMERCIAL VEHICLE

VIOLATION(S)

ITEM PM12.2: OVERGROWTH - COMPLIED

ITEM R11.7.4: ROOFS AND/OR PARTS THEREOF

SECTION V.B - New Code Enforcement Cases

5 CASE NUMBER: HC-CE-25-014645 - HC-CB-26-000246
OCCUPANCY: Single Family OPENED DATE: 11/03/2025
ZONING: RSC-9
CODE ENFORCEMENT OFFICER / STAFF : MICHAEL GALLWAY
OWNER: CRITZ PROPERTIES LLC
LOCATION: 6813 NEW YORK DR TAMPA FL 33619
FOLIO NUMBER: 042234.0000

VIOLATION(S)
ITEM PM12.5: INOPERABLE VEHICLES - COMPLIED
ITEM PM12.1: ACCUMULATIONS
ITEM Z203: OUTSIDE/OPEN STORAGE

6 CASE NUMBER: HC-CE-25-008339 - HC-CB-25-001789
OCCUPANCY: Vacant OPENED DATE: 07/02/2025
ZONING: ASC-1
CODE ENFORCEMENT OFFICER / STAFF : MICHAEL GALLWAY
OWNER: MARTINEZ, ARABEISY
LOCATION: 10331 OHIO AVE THONOTOSASSA FL 33592
FOLIO NUMBER: 060362.0850

VIOLATION(S)
ITEM Z205: ACCESSORY USE W / O PRIMARY USE
ITEM Z203: OUTSIDE/OPEN STORAGE - COMPLIED

SECTION V.B - New Code Enforcement Cases

7

CASE NUMBER:

HC-CE-25-013056 - HC-CB-25-001784

OCCUPANCY:

OPENED DATE: 09/29/2025

ZONING:

PD

CODE ENFORCEMENT OFFICER / STAFF :

MIKE ERES

OWNER:

RABBOH, MAHAMMAD; ORTIZ, EMILY

LOCATION:

4303 BALINGTON DR VALRICO FL 33596

FOLIO NUMBER:

087258.8358

VIOLATION(S)
ITEM SP13.5: POOL SANITATION
ITEM PM12.2: OVERGROWTH

8

CASE NUMBER:

HC-CE-25-014619 - HC-CB-25-001785

OCCUPANCY:

Vacant

OPENED DATE: 11/03/2025

ZONING:

RSC-6

CODE ENFORCEMENT OFFICER / STAFF :

MIKE ERES

OWNER:

SECRETARY OF US DEPT OF HOUSING AND URBAN DEV

LOCATION:

701 MASON ST BRANDON FL 33511

FOLIO NUMBER:

070966.0000

VIOLATION(S)
ITEM PM12.3A: NUISANCE CONDITIONS
ITEM R11.7.8: CHIMNEYS AND TOWERS
ITEM R11.7.4: ROOFS AND/OR PARTS THEREOF
ITEM R11.7.9: WINDOWS AND EXTERIOR DOORS

ITEM PM12.5: INOPERABLE VEHICLES - COMPLIED
ITEM PM12.4: FENCES - COMPLIED
ITEM R11.7.4: ROOFS AND/OR PARTS THEREOF
ITEM R11.7.3: PROTECTIVE TREATMENT
ITEM PM12.2: OVERGROWTH - COMPLIED

ITEM PM12.1: ACCUMULATIONS
ITEM PM12.4: FENCES
ITEM PM12.2: OVERGROWTH
ITEM R11.7.4: ROOFS AND/OR PARTS THEREOF

SECTION V.B - New Code Enforcement Cases

11

CASE NUMBER:

HC-CE-25-001915 - HC-CB-26-000421

OCCUPANCY:

Single Family

OPENED DATE:

02/18/2025

ZONING:

PD

CODE ENFORCEMENT OFFICER / STAFF :

STUART (EDWARD) SPRIGGS

OWNER:

RITCHEY, DARRELL C JR; RITCHEY, ANDREA M

LOCATION:

6922 EBB TIDE AVE APOLLO BEACH FL 33572

FOLIO NUMBER:

054157.2180

VIOLATION(S)
ITEM SP13.2.1: POOL BARRIER / REQUIRED
ITEM PM12.2: OVERGROWTH - COMPLIED

SECTION VI.B - Contests

1	CASE NUMBER:	HC-CE-25-012338 - HC-CB-25-001737		
	OCCUPANCY:	Single Family	OPENED DATE:	09/15/2025
	ZONING:	AS-1		
	CODE ENFORCEMENT OFFICER / STAFF :	STEPHEN WILLIS		
	OWNER:	WOODS, PATRICK A; WOODS, CHARLENE		
	LOCATION:	3632 WASHINGTON RD VALRICO FL 33594		
	FOLIO NUMBER:	085623.0000		

VIOLATION(S)

ITEM PM12.1: ACCUMULATIONS
ITEM PM12.3A: NUISANCE CONDITIONS
ITEM PM12.2: OVERGROWTH - COMPLIED
ITEM PM12.3: VAGRANTS/TRANSIENTS - COMPLIED
ITEM Z635: ACCESSORY DWELLING / NON CONFORMING - COMPLIED
ITEM Z204: NON CONFORMING HOUSING TYPE - COMPLIED
ITEM R11.6.4: CONNECTION TO DRAINAGE SYSTEMS - COMPLIED

2	CASE NUMBER:	HC-CE-25-007988 - HC-CB-25-001247		
	OCCUPANCY:	Single Family	OPENED DATE:	06/26/2025
	ZONING:	ASC-1		
	CODE ENFORCEMENT OFFICER / STAFF :		STEPHEN WILLIS	
	OWNER:	THE GUTHRIE FAMILY TRUST C/O GUTHRIE CLARENCE R TRUSTEE; GUTHRIE CAROLE L TRUSTEE		
	LOCATION:	2540 DAD WELDON RD DOVER FL 33527		
	FOLIO NUMBER:	084643.0000		

VIOLATION(S)

ITEM PM12.1: ACCUMULATIONS
ITEM PM12.5: INOPERABLE VEHICLES - COMPLIED

SECTION VI.B - Contests

3

CASE NUMBER:

HC-CE-25-008452 - HC-CB-25-001622

OCCUPANCY:

Single Family

OPENED DATE:

07/07/2025

ZONING:

RSC-6

CODE ENFORCEMENT OFFICER / STAFF :

STUART (EDWARD) SPRIGGS

OWNER:

PRASAD, CHARLES

LOCATION:

915 CHANDRIKA PL RUSKIN FL 33570

FOLIO NUMBER:

032335.0000

VIOLATION(S)

ITEM R11.8.6: CEILINGS - COMPLIED

ITEM R11.5.11: COOKING EQUIPMENT (INSTALLATIONS)

ITEM R11.8.2: INFESTATION OF INTERIOR SPACE - COMPLIED

ITEM R11.8.5: INTERIOR FLOORS AND WALLS - COMPLIED

ITEM R11.7.3: PROTECTIVE TREATMENT

ITEM R11.7.4: ROOFS AND/OR PARTS THEREOF - COMPLIED
