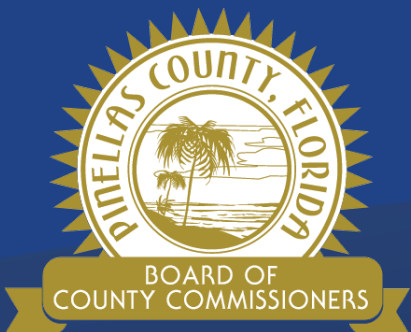


CODE ENFORCEMENT DIVISION

Demolition Request



- **Code Enforcement**
 - **Jude Reazin**
 - Housing Official
 - Division Manager



Our Vision: To Be the Standard for Public Service in America



Code Enforcement Mission



To promote the health, safety and welfare of all residents and safeguard the preservation of property value and community standards.

Code Enforcement is dedicated to the education of our citizens in pursuit of voluntary compliance and strives to be the standard for customer service throughout the region and the country.

Request BCC Approval



Pursuant to Article VI Pinellas County Housing Sec. 22-278 Code Code Enforcement is seeking Board Approval to demolish an unsafe and nuisance property.

- *Approval of the Pinellas County Board of County Commissioners.* After a special magistrate has entered an order authorizing the county to demolish an unsafe structure.

The property sought to be demolished is located at 7354 122nd Way, Seminole, FL

- The property is located within unincorporated Pinellas County

On or about March 11, 2024, the subject property was condemned by the Housing Official

- The property was deemed a nuisance and unfit for one or more of the following conditions: severe fire damage, lack of connection to an approved water and electric source, overgrowth, dilapidated, insanitary, unsecured, and or otherwise unsafe conditions at the property

No fiscal impact to the General Fund

- Code Enforcement retains a demolition fund and will seek to recover costs, expenses, and applicable penalties through the lien foreclosure process.

Demolition Ordered



Demolition Hearing/Order Granted

- Ordered - June 8th, 2026

Appeals Period (30 Days)

- Expired - July 8th, 2026 (No Appeal Filed)

BEFORE PINELLAS COUNTY CODE ENFORCEMENT
SPECIAL MAGISTRATE
CASE NUMBER: CCM-23-00018

Pinellas County,
Petitioner,

vs.

ESTATE OF CHRISTOPHER ROILAND
7354 122ND WAY
SEMINOLE, FL 33772-5525,
Respondent(s).

ORDER GRANTING MOTION TO INITIATE DEMOLITION

This case was heard before the Special Magistrate on June 8, 2026. The Petitioner, Pinellas County, appeared and was represented by David Barrera, Esq., of Pinellas County Attorney's Office on behalf of Pinellas County Code Enforcement. D. Devol, Special Magistrate Officer of Pinellas County Code Enforcement Division appeared as a witness. David G. Bowman, Jr., Esq., representing Steven Roiland, personal representative and brother of Respondent(s), Estate of Christopher Roiland, did appear. Being fully advised on the premise, It is hereby ORDERED that Petitioner's Motion to Initiate Demolition is hereby GRANTED.

Enforcement History

7354 122nd Way, Seminole, FL

20 - Code Enforcement Cases (6 LOV Citations)

- Zoning, Trash and Debris, Minimum Housing, Inoperable vehicles, and Damage to County Infrastructure (weir)

1 - Lot Clearing (Fence)

- \$2,500+ Lot Clearing Charges (Temp Security Fence)

2 – Special Magistrate Hearings (2023 -2026)

- \$20,600+ SM Liens (Fines owed to the County)

Demolition Hearing/Order Granted

- Ordered – June 8th, 2026



Fiscal Impact

Estimated Costs to Demolish

- Without Asbestos \$17,000 (Property does not require asbestos survey)

Funding

- Code Enforcement Demolition Fund

Cost Recovery

- A lien will be placed on the property. The County will seek to foreclose on all unpaid cost, expenses, and applicable penalties.

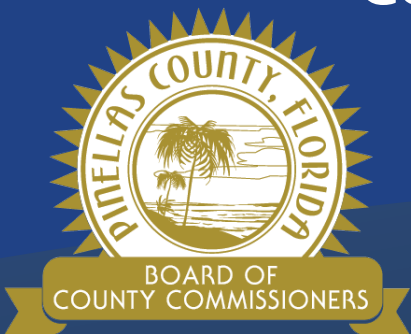
Questions?



Code Enforcement

Jude Reazin

Housing Official
Division Manager



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