

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

**AFFIDAVIT OF COMPLIANCE**

City of Clearwater, Florida  
Petitioner

MCEB Case Number: 48-24  
City Case Number: CDC2024-00119

vs.

NICHOLAS J STEWART  
1915 MACOMBER AVE  
CLEARWATER, FL, 33755-1420  
Respondent

RECEIVED  
DEC 02 2025

Re: 1915 MACOMBER AVE

CITY CLERK DEPARTMENT

I, Gregory Dixon, have personally examined the property described in the Municipal Code Enforcement Board Order dated April 24, 2024 in the above mentioned case, and find that said property is now in compliance with

3-808 - **\*\*FENCES AND WALLS\*\*** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - **\*\*FENCE SHALL BE MAINTAINED IN VERTICAL POSITION\*\*** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - **\*\*FENCE STRINGERS SHALL BE SECURELY FASTENED\*\*** Each fence stringer shall be securely fastened to the support posts and face of the fence.

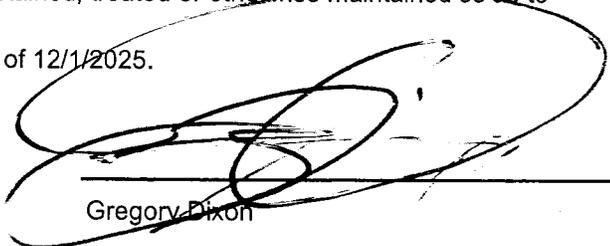
3-808.A.2 - **\*\*ROTTEN BOARDS\*\*** Rotten boards in a fence shall be replaced.

3-808.A.3. - **\*\*SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND\*\*** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - **\*\*FENCE FACE SHALL BE SECURELY FASTENED\*\*** Each fence face shall be securely fastened to the support post and fence stringers.

3-808.A.6. - **\*\*FENCES SHALL BE MAINTAINED FOR UNIFORM APPEARANCE\*\*** All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance.

the City of Clearwater Code of Ordinance, as of 12/1/2025.

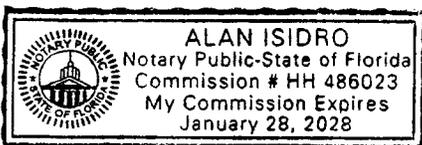
  
\_\_\_\_\_  
Gregory Dixon

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of   X   physical presence or \_\_\_\_\_ online notarization on this 1st day of December, 2025, by Gregory Dixon.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification

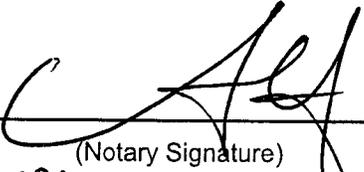
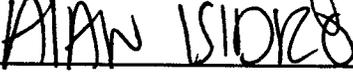


MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

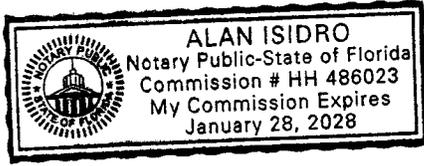
AFFIDAVIT OF COMPLIANCE

MCEB Case Number: 48-24

City Case Number: CDC2024-00119

  
\_\_\_\_\_  
(Notary Signature)  
  
\_\_\_\_\_

Name of Notary (typed, printed, stamped)



**MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA**

**AFFIDAVIT OF COMPLIANCE**

City of Clearwater, Florida  
Petitioner

MCEB Case Number: 52-25

City Case Number: CDC2025-00948

vs.

GONZALO DIAZ  
CELINA DIAZ  
1122 BROWNELL ST  
CLEARWATER, FL, 33756-5702  
Respondent

11/11/25  
110 225

Re: 1122 BROWNELL ST

I, John Stephens, have personally examined the property described in the Municipal Code Enforcement Board Order dated July 23, 2025 in the above mentioned case, and find that said property is now in compliance with

1-104.B. - **\*\*DEVELOPMENT CODE VIOLATION\*\*** No building, structure, water or land shall be used or occupied, and no building, structure, or land shall be developed unless in conformity with all of the provisions of the zoning district in which it is located, all applicable regulations, and all development approvals.

3-919. - **\*\*PRIMA FACIE EVIDENCE OF CERTAIN USES IN RESIDENTIAL ZONING DISTRICT\*\*** Prima facie evidence of certain uses located in any residential zoning district, consisting of rentals for periods of less than 31 days or one calendar month, whichever is less, and advertising or holding out to the public as a place rented for periods of less than 31 days or one calendar month, whichever is less shall include but not be limited to one or more of the following:

\_\_\_(1) Registration or licensing for short-term or transient rental use by the state under Florida Statutes, Chapters 212 (Florida Tax and Revenue Act and 509 (Public Lodging Establishments)

\_\_\_(2) Advertising or holding out a dwelling unit for tourist housing or vacation rental use.

\_\_\_(3) Reservations, booking arrangements or more than one signed lease, sublease, assignment or any other occupancy agreement for compensation, trade, or other legal consideration addressing or overlapping any period of less than 31 days or one calendar month, whichever is less; or

\_\_\_(4) Use of an agent or other third person to make reservations or booking arrangements.

the City of Clearwater Code of Ordinance, as of 11/11/2025.



John Stephens

STATE OF FLORIDA  
COUNTY OF PINELLAS

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

**AFFIDAVIT OF COMPLIANCE**

City of Clearwater, Florida  
Petitioner

MCEB Case Number: 52-25  
City Case Number: BIZ2025-00261

vs.

GONZALO DIAZ  
CELINA DIAZ  
1122 BROWNELL ST  
CLEARWATER, FL, 33756-5702  
Respondent

6-10-2025

Re: 1122 BROWNELL ST

I, John Stephens, have personally examined the property described in the Municipal Code Enforcement Board Order dated July 23, 2025 in the above mentioned case, and find that said property is now in compliance with

3-2302. - \*\*RESIDENTIAL RENTAL BUSINESS TAX RECEIPT\*\* A business tax receipt shall be required for all rentals as set forth in Section 3-2301. Business tax procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax shall be as set forth in Code of Ordinances Appendix A, Division XVIII. Property described in this notice is being rented without a business tax receipt.

the City of Clearwater Code of Ordinance, as of 11/11/2025.

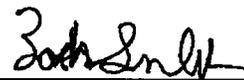
  
John Stephens

STATE OF FLORIDA  
COUNTY OF PINELLAS

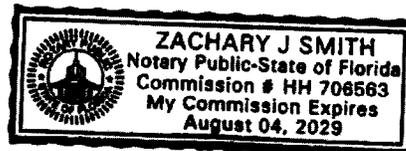
SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 10th day of December, 2025, by John Stephens.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification

  
\_\_\_\_\_  
(Notary Signature)

Zachary J. Smith  
Name of Notary (typed, printed, stamped)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

**AFFIDAVIT OF COMPLIANCE**

MCEB Case Number: 52-25

City Case Number: CDC2025-00948

SWORN AND SUBSCRIBED before me by means of  physical presence or  online  
notarization on this 10th day of December, 2025, by John Stephens.

- PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION

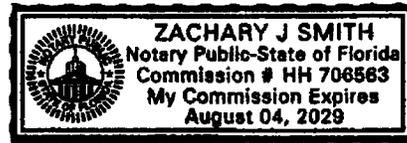
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Type of Identification

Zach Smith

(Notary Signature)

Zachary J. Smith

Name of Notary (typed, printed, stamped)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

**AFFIDAVIT OF COMPLIANCE**

City of Clearwater, Florida  
Petitioner

MCEB Case Number: 165-25  
City Case Number: PNU2025-01228

vs.

CLEARWATER BEACH BK  
INVESTORS  
PO BOX 26665, VA-RIC-8614  
RICHMOND, VA, 23261-6665  
Respondent

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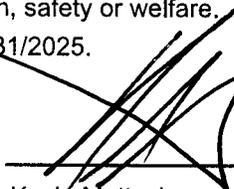
CITY CLERK'S OFFICE

Re: 423 MANDALAY AVE

I, Kevin Mattocks, have personally examined the property described in the Municipal Code Enforcement Board Order dated October 27, 2025 in the above mentioned case, and find that said property is now in compliance with

3-1503.B.5.A. - **\*\*Accumulation and Placement of Nuisances\*\*** An accumulation of weeds, debris, trash garden trash, junk, untended growth of vegetation or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood destroying insects, or otherwise threatens the public health, safety or welfare.

the City of Clearwater Code of Ordinance, as of 10/31/2025.

  
\_\_\_\_\_  
Kevin Mattocks

STATE OF FLORIDA  
COUNTY OF PINELLAS

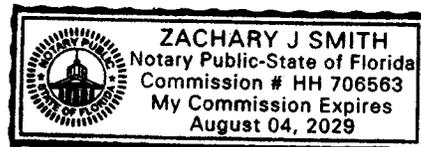
SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 31st day of October, 2025, by Kevin Mattocks.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification

  
\_\_\_\_\_  
(Notary Signature)

Zachary J. Smith  
Name of Notary (typed, printed, stamped)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

**AFFIDAVIT OF COMPLIANCE**

City of Clearwater, Florida  
Petitioner

MCEB Case Number: 193-25  
City Case Number: PNU2025-01344

vs.

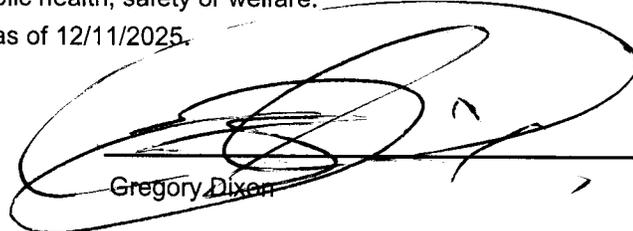
JOLANTA WASOWSKI  
MIROSLAW G WASOWSKI  
1621 GULF BLVD PH-D  
CLEARWATER, FL, 33767-2974  
Respondent

Re: 915 SEMINOLE ST

I, Gregory Dixon, have personally examined the property described in the Municipal Code Enforcement Board Order dated November 19, 2025 in the above mentioned case, and find that said property is now in compliance with

3-1503.B.5.A. - **\*\*Accumulation and Placement of Nuisances\*\*** An accumulation of weeds, debris, trash garden trash, junk, untended growth of vegetation or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood destroying insects, or otherwise threatens the public health, safety or welfare.

the City of Clearwater Code of Ordinance, as of 12/11/2025.

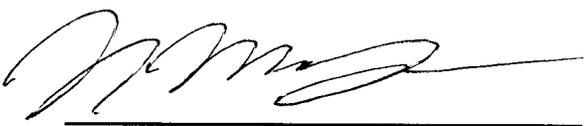
  
Gregory Dixon

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or \_\_\_\_\_ online notarization on this 11th day of December, 2025, by Gregory Dixon.

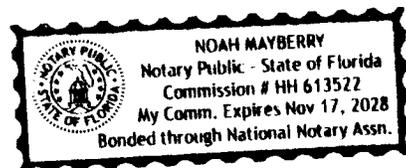
- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

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Type of Identification



(Notary Signature)

Noah Mayberry  
Name of Notary (typed, printed, stamped)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

**AFFIDAVIT OF COMPLIANCE**

City of Clearwater, Florida  
Petitioner

MCEB Case Number: 195-25  
City Case Number: PNU2025-01154

vs.

NOEL ALLEN  
CLEO ALLEN  
1943 NUGGET DR  
CLEARWATER, FL, 33755-1623  
Respondent

195-25

Re: 1943 NUGGET DR

I, Daniel Kasman, have personally examined the property described in the Municipal Code Enforcement Board Order dated November 19, 2025 in the above mentioned case, and find that said property is now in compliance with

3-1503.B.6. - **\*\*INOPERATIVE VEHICLE/OUTDOOR STORAGE/NUISANCE\*\*** Except as provided in section 3-1506, the outdoor storage of all or part of any dismantled, partially dismantled, inoperative or discarded vehicle, recreational vehicle, machinery, appliance, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, bicycle, or scrap metal, on any public or private property, or of any abandoned vehicle, recreational vehicle, farm equipment, aircraft, boat, personal watercraft, trailer, truck, or motorcycle on any private property, within the city limits. This provision shall not apply to any vehicle, recreational vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.

the City of Clearwater Code of Ordinance, as of 12/8/2025.

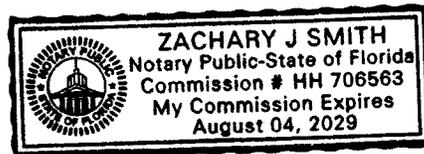
Daniel Kasman

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 11th day of December, 2025, by Daniel Kasman.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification



**MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA**

**AFFIDAVIT OF COMPLIANCE**

MCEB Case Number: 195-25

City Case Number: PNU2025-01154

(Notary Signature)

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Name of Notary (typed, printed, stamped)