

City of Clearwater

Main Library - Council Chambers
100 N. Osceola Avenue
Clearwater, FL 33755



Meeting Agenda

Wednesday, January 28, 2026

1:30 PM

Main Library - Council Chambers

Municipal Code Enforcement Board

1. Call To Order**2. Approval of Minutes**

2.1 [ID#26-0064](#) Approve the minutes of the December 17, 2025 Municipal Code Enforcement Board meeting as submitted in written summation.

3. New Business Items

3.1 [ID#26-0006](#) **WITHDRAWN - Continued from November 19, 2025 - Case 141-25** - Find respondent(s) **Giovanni Stanzani** at **1614 Drew St.** in violation of Code for Sight Visibility Triangle; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

3.2 [ID#26-0007](#) **Continued from November 18, 2025 - Case 146-25** - Find respondent(s) **Bach Vinh & Thu-Ha Tran** at **585 Sky Harbor Dr #121** in violation of Code for Residential Rental Business Tax Receipt; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)

3.3 [ID#26-0008](#) **WITHDRAWN - Continued from December 17, 2025 - Case 169-25** - Find respondent(s) **Thomas Rizkovsky** at **1384 Seabreeze St.** in violation of Code for Parking Lot Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Jehnzen)

3.4 [ID#26-0009](#) **Continued from December 17, 2025 - Case 175-25** - Find respondent(s) **Daniel Esan** at **1102 Brigadoon Dr.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)

3.5 [ID#26-0010](#) **Continued from December 17, 2025 - Case 178-25** - Find respondent(s) **Samaisawad & Wannapa Kajchapanont** at **2401 Brigadoon Dr.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)

3.6 [ID#26-0012](#) **WITHDRAWN - Continued from December 17, 2025 - Case 184-25** - Find respondent(s) **William R. Black** at **2390 Willow Tree Trl** in violation of Code for Unsafe Building; and issue an order with the compliance deadline and fine if compliance is not met. (Larson)

3.7 [ID#26-0014](#) **Case 01-26** - Find respondent(s) **Don Marson Von Burns Rev Trust** at **1535 Gulf to Bay Blvd.** in violation of Code for Portable Storage Unit; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)

3.8 [ID#26-0015](#) **Case 02-26** - Find respondent(s) **Gilbert G Jannelli** at **1411 Gulf to Bay Blvd.** in violation of Code for Exterior Surfaces and Roof Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)

3.9 [ID#26-0016](#) **Case 03-26** - Find respondent(s) **Kathy Varro** at **1910 Union St.** in violation of Code for Exterior Surfaces, Roof Maintenance, Door and Window Openings, Exterior Storage, and Public Health, Safety, or Welfare Nuisance

(Pool); and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

3.10 [ID#26-0017](#) **Case 04-26** - Find respondent(s) **Lee Coryell Est at 315 N Corona Ave.** in violation of Code for Roof Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

3.11 [ID#26-0018](#) **Case 05-26** - Find respondent(s) **Thomas Rizkovsky at 1384 Seabreeze St.** in violation of Code for Parking Lot Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Jehnzen)

3.12 [ID#26-0019](#) **Case 06-26** - Find respondent(s) **MHH Clearwater 395 Holdings LLC at 395 Coronado Dr.** in violation of Code for Prohibited Signage; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)

3.13 [ID#26-0020](#) **Case 07-26** - Find respondent(s) **Mary G Realty Inc at 490 Mandalay Ave.** in violation of Code for Sign Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)

3.14 [ID#26-0021](#) **Case 08-26** - Find respondent(s) **Nikoletta Psaltis, Y Building 642 LLC, & Anastasios Anastasopoulos at 636 S Gulfview Blvd.** in violation of Code for Sidewalk Signs and Signage without Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)

3.15 [ID#26-0022](#) **Continue to February 25, 2026 - Case 09-26** - Find respondent(s) **Michael Franchi at 3302 Brigadoon Dr.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)

3.16 [ID#26-0023](#) **Case 10-26** - Find respondent(s) **True North Property Owner A LLC at 3404 Brigadoon Dr.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)

3.17 [ID#26-0024](#) **Case 11-26** - Find respondent(s) **Hanna Bachara & Madiha Ibrahim** at 4004 Brigadoon Dr. in violation of Code for Fences and Walls and Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)

3.18 [ID#26-0025](#) **Case 12-25** - Find respondent(s) **Michael Karantonis at 123 N Glenwood Ave.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

3.19 [ID#26-0026](#) **Continue to April 22, 2026 - Case 13-26** - Find respondent(s) **Jacqueline Hunter & Edith Hunter at 1110 Fairmont St.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

3.20 [ID#26-0027](#) **Continue to March 25, 2026 - Case 14-26** - Find respondent(s) **Richard & Janet Carnevali at 681 Casler Ave.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

3.21 [ID#26-0028](#) **Case 15-26** - Find respondent(s) **Wesson Road Investments Columbus LLC at 705 Vine Ave.** in violation of Code for Permits; and issue an order with

the compliance deadline and fine if compliance is not met. (Reese)

3.22 [ID#26-0029](#) **Case 16-26 - Find respondent(s) Anita Desjardins at 1387 Mission Hills Blvd, Unit 39-B.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

3.23 [ID#26-0030](#) **WITHDRAWN - Case 17-26 - Find respondent(s) Kevin & Melisa Hayslett at 1423 Embassy Dr.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

3.24 [ID#26-0031](#) **Case 18-26 - Find respondent(s) Wolf Empire LLC at 1738 N Ft. Harrison Ave.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

3.25 [ID#26-0032](#) **WITHDRAWN - Case 19-26 - Find respondent(s) Riti Investments LLC at 1917 ½ Drew St.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

3.26 [ID#26-0033](#) **Case 20-26 - Find respondent(s) Troy Alan & Mary Blythe at 413 Pleasant St.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

3.27 [ID#26-0034](#) **WITHDRAWN - Case 21-26 - Find respondent(s) Jimmy & Leo Island Properties at 280 Windward Psge.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

3.28 [ID#26-0040](#) **Continued from December 17, 2025 - Case 197-25 - Find respondent(s) Moss & Associates at 400 Coronado Ave.** in violation of Code for Illicit Discharge; and issue an order with the compliance deadline and fine if compliance is not met. (Brown)

4. Old Business Items

4.1 [ID#26-0063](#) Accept the Affidavits of Compliance as listed.

4.1.1 Case 69-25 Affidavit of Compliance

Regino Meycel Izquierdo Martin
809 Glen Oak Ave.
Public Health, Safety or Welfare Nuisance (Pool) - Mattocks

4.1.2 Case 93-25 Affidavit of Compliance

Juan Ariel Silva
904 Vine Ave.
Exterior Surfaces - Dixon

4.1.3 Case 142-25 Affidavit of Compliance

Sugar Factory LLC
1844 Drew St.
Fences & Walls - Kasman

4.1.4 Case 147-25 Affidavit of Compliance

Clemente Dezha Teran, Santiago Dezha Teran, & Petra Tzongua Maye
2371 Chaucer St.
Exterior Storage - Mattocks

4.1.5 Case 148-25 Affidavit of Compliance

Costco Wholesale Corp
2655 Gulf to Bay Blvd.
Fences & Walls - Mattocks

4.1.6 Case 181-25 Affidavit of Compliance

Andrew Smokler
2901 Brigadoon Dr.
Exterior Surfaces - Daniels

4.1.7 Case 198-25 Affidavit of Compliance

SJSKKS LLC
1090 Apache Trail
Lot Clearing - Dixon

4.2 [ID#26-0036](#) **Case 93-25** - Accept the Affidavit(s) of Non-Compliance for respondent(s)
Juan Ariel Silva at **904 Vine Ave.** for Residential Rental Business Tax
Receipt. (Dixon)

4.3 [ID#26-0037](#) **Case 115-25** - Accept the Affidavit(s) of Non-Compliance for respondent(s)
Maria & George Ackerman at **832 Narcissus Ave.** for Fences and Walls.
(Kasman)

4.4 [ID#26-0038](#) **Case 122-25** - Accept the Affidavit(s) of Non-Compliance for respondent(s)
William Joseph Reece at **1390 S Hillcrest Ave.** for Residential Rental
Business Tax Receipt. (Stephens)

4.5 [ID#26-0039](#) **Case 128-25** - Accept the Affidavit(s) of Non-Compliance for respondent(s)
Karoly Windows & Doors LLC at **1165 Eldridge St.** for Permits. (Reese)

5. Other Board Action

5.1 [ID#26-0065](#) Election of Officers.

6. Nuisance Abatement Lien Filings

6.1 [ID#26-0035](#) **Case 22-26** - Accept the Nuisance Abatement Lien for respondent(s) **Javier Gutierrez** at **805 Woodruff Ave.** for Lot Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Jehnzen)

6.2 [ID#26-0066](#) **Case 35-26** - Accept the Nuisance Abatement Lien for respondent(s) **Good Shepherd Blvd LLC** at **1746 Drew St.** for Inoperative Vehicle; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Kasman)

6.3 [ID#26-0067](#) **Case 36-26** - Accept the Nuisance Abatement Lien for respondent(s) **Andrew Schneiter** at **2079 Loma Linda Way** for Lot Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Kasman)

6.4 [ID#26-0068](#) **Case 37-26** - Accept the Nuisance Abatement Lien for respondent(s) **Eyekon Medical Inc** at **2451 Enterprise Rd.** for Inoperative Vehicle; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Daniels)

6.5 [ID#26-0069](#) **Case 38-26** - Accept the Nuisance Abatement Lien for respondent(s) **Todd Reiss** at **1104 N Garden Ave.** for Lot Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Mattocks)

6.6 [ID#26-0071](#) **Case 39-26** - Accept the Nuisance Abatement Lien for respondent(s) **Mark & Carol Doescher** at **927 Bruce Ave.** for Lot Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Mattocks)

6.7 [ID#26-0072](#) **Case 40-26** - Accept the Nuisance Abatement Lien for respondent(s) **NSB TRI LLC** at **94 Devon Dr.** for Lot Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Mattocks)

7. Adjourn