

City of Clearwater

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



Meeting Agenda

Wednesday, December 17, 2025

1:30 PM

Main Library - Council Chambers

Municipal Code Enforcement Board

1. Call To Order

2. Approval of Minutes

- 2.1 [ID#25-1302](#) Approve the minutes of the November 19, 2025 Municipal Code Enforcement Board meeting as submitted in written summation.

3. New Business Items

- 3.1 [ID#25-1246](#) **WITHDRAWN - Continued from October 22, 2025 - Case 132-25** - Find respondent(s) **Columbia Clearwater LLC** at **2010, 2011, 2012, 2016, 2017, 2018, 2019, 2018, 2020, 2028, 2040 & 2048 Glass Loop** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)
- 3.2 [ID#25-1249](#) **WITHDRAWN - Continued from November 19, 2025 - Case 143-25** - Find respondent(s) **H2E Real Estate LLC** at **1009 Chester Dr.** in violation of Code for Short Term Rental and Residential Rental Business Tax Receipt; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)
- 3.3 [ID#25-1252](#) **Continued from November 19, 2025 - Case 147-25** - Find respondent(s) **Clemente Dezha Teran, Petra Tzongua Maye, & Santiago Dezha Teran** at **2371 Chaucer St.** in violation of Code for Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Mattocks)
- 3.4 [ID#25-1253](#) **Continued from November 19, 2025 - Case 158-25** - Find respondent(s) **Downtown Clearwater Dev LLC** at **814 Cleveland St.** in violation of Code for Landscape; and issue an order with the compliance deadline and fine if compliance is not met. (Robicheau)
- 3.5 [ID#25-1255](#) **Case 167-25** - Find respondent(s) **John Linehan** at **1659 Long St.** 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. (Kasman)
- 3.6 [ID#25-1256](#) **Case 168-25** - Find respondent(s) **Street Dreams Irrev Trust, Cheryl Trueblood Tre** at **1400 N Martin Luther King, Jr. Ave.** in violation of Code for Exterior Surfaces and Abandoned Building; and issue an order with the compliance deadline and fine if compliance is not met. (Dixon)
- 3.7 [ID#25-1257](#) **Continue to January 28, 2026 - 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)
- 3.8 [ID#25-1258](#) **Case 170-25** - Find respondent(s) **JEMB Pocono LLC** at **100 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)
- 3.9 [ID#25-1259](#) **Case 171-25** - Find respondent(s) **DC Clearwater Beach 1 Property LLC** at **309 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)

- 3.10 [ID#25-1260](#) **Case 172-25** - Find respondent(s) **Beach Eats Enterprises LLC at 395 Mandalay Ave.** in violation of Code for Prohibited Signage; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)
- 3.11 [ID#25-1261](#) **Case 173-25** - Find respondent(s) **Palmer, Charles E Jr Tre, Palmer, Charles E Jr Rev Trust, Joseph Pullara, Vivian Pullara, Peter Pullara, and Melissa Arnett at 431 Mandalay Ave.** in violation of Code for Prohibited Signage; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)
- 3.12 [ID#25-1262](#) **Case 174-25** - Find respondent(s) **Pelican Walk Plaza LLC at 483 Mandalay Ave.** 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#25-1263](#) **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)
- 3.14 [ID#25-1264](#) **Case 176-25** - Find respondent(s) **Alicia Magan at 1704 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)
- 3.15 [ID#25-1265](#) **WITHDRAWN - Case 177-25** - Find respondent(s) **Ali Ashouri at 2301 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#25-1266](#) **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)
- 3.17 [ID#25-1267](#) **WITHDRAWN - Case 179-25** - Find respondent(s) **Weiye Yang at 2503 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)
- 3.18 [ID#25-1268](#) **Case 180-25** - Find respondent(s) **Randall & Michele Caldara at 2504 Brigadoon Dr.** in violation of Code for Exterior Surfaces and Clean Roof; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)
- 3.19 [ID#25-1269](#) **Case 181-25** - Find respondent(s) **Andrew Smokler at 2901 Brigadoon Dr.** in violation of Code for Exterior Surfaces and Clean Roof; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)
- 3.20 [ID#25-1270](#) **WITHDRAWN - Case 182-25** - Find respondent(s) **Gregory Vass at 3104 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)
- 3.21 [ID#25-1271](#) **Case 183-25** - Find respondent(s) **Elizabeth Anderson at 200 Leeward Is** in violation of Code for Unsafe Building; and issue an order with the compliance deadline and fine if compliance is not met. (Nardin)

- 3.22 [ID#25-1272](#) **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. (Nardin)
- 3.23 [ID#25-1273](#) **WITHDRAWN - Case 185-25** - Find respondent(s) **Rafael Cruz-Patricia & Artemia Cruz** at **1 S Duncan Ave.** 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#25-1274](#) **Case 186-25** - Find respondent(s) **Level 13 Asset Management LLC** at **534 S Keystone 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#25-1275](#) **Case 187-25** - Find respondent(s) **Vikki Lynn Bishop** at **1028 Iroquois 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#25-1276](#) **Case 188-25** - Find respondent(s) **Angel Investment Group of Tampa Inc** at **1039 West Ave.** 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#25-1277](#) **WITHDRAWN - Case 189-25** - Find respondent(s) **Randall Scott & Michelle Evans** at **1701 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)
- 3.28 [ID#25-1278](#) **Continue to February 25, 2026 - Case 190-25** - Find respondent(s) **Marco Victorino & Wei-Ween Yang Victorino** at **1768 Bentley St.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)
- 3.29 [ID#25-1279](#) **Case 191-25** - Find respondent(s) **Richard & Nicole Pendleton** at **3268 San Mateo St.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)
- 3.30 [ID#25-1295](#) **Continue to January 28, 2026 - 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#25-1254](#) **WITHDRAWN - Continued from October 22 & November 19, 2025 - Case 52-25** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Gonzalo Diaz and Celina Diaz** at **1122 Brownell St.** for Short Term Rental and Residential Rental Business Tax Receipt. (Stephens)
- 4.2 [ID#25-1299](#) **Case 71-25** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Collins, Ann S Est** at **1877 Springtime Ave.** for Exterior Surfaces, Roof Maintenance, and Door & Window Openings. (Dixon)

- 4.3** [ID#25-1300](#) **Case 92-25** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Catherine Bazley, Patricia Kropf, & Philip Lamont** at **30 Island Dr.** for Address Numbers and Roof Maintenance. (Kasman)

5. Other Board Action

6. Nuisance Abatement Lien Filings

- 6.1** [ID#25-1296](#) **Case 198-25** - Accept the Nuisance Abatement Lien for respondent(s) **SJSKKS LLC** at **1090 Apache Trail** for Lot Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Dixon)
- 6.2** [ID#25-1297](#) **Case 199-25** - Accept the Nuisance Abatement Lien for respondent(s) **Freddie Harvey** at **1152 Beckett St.** for Lot Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Stephens)
- 6.3** [ID#25-1298](#) **Case 200-25** - Accept the Nuisance Abatement Lien for respondent(s) **Richard Ango** at **54 Somerset 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. (Mattocks)

7. Adjourn