

City of Clearwater

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



Meeting Agenda

Wednesday, May 27, 2026

1:30 PM

Main Library - Council Chambers

Municipal Code Enforcement Board

1. Call To Order

2. Approval of Minutes

- 2.1 [ID#26-0651](#) Approve the minutes of the April 22, 2026 Municipal Code Enforcement Board meeting as submitted in written summation.

3. New Business Items

- 3.1 [ID#26-0409](#) **Continued from January 28, 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)
- 3.2 [ID#26-0410](#) **Continued from February 25 & March 25, 2026, - Case 29-26** - Find respondent(s) **Conor Petren at 3804 Brigadoon Cir.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)
- 3.3 [ID#26-0411](#) **WITHDRAWN - Continued from February 25 & March 25, 2026 - Case 31-26** - Find respondent(s) **Courtney Rozeveld at 4203 Brigadoon Cir.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)
- 3.4 [ID#26-0414](#) **Continued from March 25, 2026 - Case 57-26** - Find respondent(s) **Martinez Assets LLC at 1533 Drew St.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)
- 3.5 [ID#26-0415](#) **WITHDRAWN - Continued from March 25, 2026 - Case 58-26** - Find respondent(s) **Martinez Assets LLC at 1537 Drew St.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)
- 3.6 [ID#26-0416](#) **Continued from March 25, 2026 - Case 59-26** - Find respondent(s) **Kathy Varro at 1910 Union St.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)
- 3.7 [ID#26-0417](#) **Continued from March 25, 2026 - Case 60-26** - Find respondent(s) **Tywan Hall, Sr., Judy Hall, Sinn Thongdara, & Sika Thongdara at 707 S Lake Dr.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)
- 3.8 [ID#26-0418](#) **Continued from March 25, 2026 - Case 61-26** - Find respondent(s) **Carla Soave & Michael Roy at 1303 Sunset Dr.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)
- 3.9 [ID#26-0419](#) **Continued from March 25, 2026 - Case 62-26** - Find respondent(s) **Petrillo, Philip Benjamin Tre & B G Land Trust at 202 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)

- 3.10 [ID#26-0420](#) **Continued from March 25, 2026 - Case 63-26** - Find respondent(s) **Petrillo, Phillip Benjamin Tre & B G Land Trust at 202 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)
- 3.11 [ID#26-0586](#) **Continued from March 25 & April 22, 2026 - Case 64-26** - 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)
- 3.12 [ID#26-0587](#) **Continued from March 25 & April 22, 2026 - Case 65-26** - 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)
- 3.13 [ID#26-0588](#) **Continued from April 22, 2026 - Case 73-26** - Find respondent(s) **Wesley & Cynthia Thek at 974 Mandalay Ave.** in violation of Code for Roof Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)
- 3.14 [ID#26-0589](#) **Continued from April 22, 2026 - Case 80-26** - Find respondent(s) **Andres Perez & Zoila Perez at 2021 N Betty Ln.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)
- 3.15 [ID#26-0595](#) **Case 93-26** - Find respondent(s) **Adam & Dana McGrady at 104 N Meteor Ave.** in violation of Code for Parking Lot Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)
- 3.16 [ID#26-0596](#) **Case 94-26** - Find respondent(s) **Brandon & Jessica Smith at 107 S Aurora Ave.** in violation of Code for Residential Grass Parking; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)
- 3.17 [ID#26-0597](#) **WITHDRAWN - Case 95-26** - Find respondent(s) **Robert F Smore Sr. at 525 S Crest Ave.** in violation of Code for Roof Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)
- 3.18 [ID#26-0598](#) **Case 96-26** - Find respondent(s) **Arka Homes LLC at 1465 San Juan Ct.** in violation of Code for Exterior Surfaces and Windows Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)
- 3.19 [ID#26-0599](#) **WITHDRAWN - Case 97-26** - Find respondent(s) **Maze Group LLC at 1600 Turner St.** in violation of Code for Trailer Parking; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)
- 3.20 [ID#26-0600](#) **Case 98-26** - Find respondent(s) **Laura Long at 1786 Murray Ave.** in violation of Code for Fences and Walls and Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)
- 3.21 [ID#26-0601](#) **Case 99-26** - Find respondent(s) **Remzi Dalip at 808 Normandy Rd.** in violation of Code for Development Code Violation (Shed); and issue an order

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

- 3.22** [ID#26-0602](#) **Case 100-26** - Find respondent(s) **Cody Roof** at **519 Florida Ave.** 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)
- 3.23** [ID#26-0603](#) **WITHDRAWN - Case 101-26** - Find respondent(s) **Dai Nguyen** at **1247 Pierce St.** 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)
- 3.24** [ID#26-0604](#) **WITHDRAWN - Case 102-26** - Find respondent(s) **Pkeene LLC** at **1500 S Prescott Ave.** 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)
- 3.25** [ID#26-0605](#) **Case 103-26** - Find respondent(s) **Michael Plunkett** at **205 S San Remo Ave.** in violation of Code for Unsafe Building; and issue an order with the compliance deadline and fine if compliance is not met. (Larsen)
- 3.26** [ID#26-0606](#) **WITHDRAWN - Case 104-26** - Find respondent(s) **Brock Wilson** at **112 Kilmer Ave.** in violation of Code for Trailer Parking; and issue an order with the compliance deadline and fine if compliance is not met. (Hobbs)

4. Old Business Items

- 4.1** [ID#26-0639](#) **Case 128-25** - Consider request by petitioner(s) **Karoly Windows & Doors LLC** at **1165 Eldridge St.** to reduce the fine re Permits; and if approved, issue an order that specifies a fine that includes administration costs and establishes a date payable or the lien will revert to its original amount.

5. Other Board Action

- 5.1** [ID#26-0652](#) Approve the Affidavits of Compliance as listed.
- 5.1.1 Case 28-24 Affidavit of Compliance
 Todd Reiss
 1104 N Garden Ave.
 Lot Clearing - Kasman
- 5.1.2 Case 02-26 Affidavit of Compliance
 Gilbert Jannelli
 1411 Gulf to Bay Blvd.
 Exterior Surfaces & Roof Maintenance - Sudduth
- 5.1.3 Case 16-26 Affidavit of Compliance
 Anita Desjardins
 1387 Mission Hills Blvd 39B

Means of Egress - Reese

5.1.4 Case 35-26 Affidavit of Compliance

Good Shepherd Blvd LLC

1746 Drew St.

Exterior Storage - Kasman

5.1.5 Case 46-26 Affidavit of Compliance

Affordable Properties Mgmt & Realty LLC Tre

1111 Court St.

Exterior Surfaces - Sudduth

5.1.6 Case 47-26 Affidavit of Compliance

Northwest Properties LLC

1235 Nicholson St.

Trailer Parking & Residential Rental Business Tax Receipt - Dixon

5.1.7 Case 89-26 Affidavit of Compliance

Phillip Benjamin Petrillo Tre

202 N Glenwood Ave.

Lot Clearing - Kasman

5.1.8 Case 106-26 Affidavit of Compliance

Jingbai Wang & Xing Tong

200 Windward Isl

Lot Clearing - Mattocks

- 5.2 [ID#26-0607](#) **Case 183-25** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Elizabeth Anderson at 200 Leeward Is.** for Unsafe Building. (Larsen)
- 5.3 [ID#26-0423](#) **Continued from March 25, 2026 - Case 186-25** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Level 13 Asset Management LLC at 534 S. Keystone Ave.** for Permits. (Reese)
- 5.4 [ID#26-0424](#) **WITHDRAWN - Continued from March 25, 2026 - Case 187-25** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Vikki Lynn Bishop at 1028 Iroquois Ave.** for Permits. (Reese)
- 5.5 [ID#26-0594](#) **WITHDRAWN - Continued from April 22, 2026 - Case 16-26** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Anita Desjardins at 1387 Mission Hills Blvd Unit 39-B** for Means of Egress. (Reese)
- 5.6 [ID#26-0608](#) **Case 20-26** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Troy Alan & Mary Blythe at 413 Pleasant St.** for Permits. (Reese)
- 5.7 [ID#26-0609](#) **Case 26-26** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **City Square LLC at 522 Cleveland St.** for Permits. (Reese)

- 5.8 [ID#26-0610](#) **Case 28-26** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Proactive Property Management** at **3404 Brigadoon Cir.** for Permits. (Reese)
- 5.9 [ID#26-0612](#) **Case 33-26** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Hanna Bachara & Madiha Ibrahim** at **4004 Brigadoon Cir.** for Permits. (Reese)

6. Nuisance Abatement Lien Filings

- 6.1 [ID#26-0645](#) **Case 123-26** - Accept the Nuisance Abatement Lien for respondent(s) **Wanda Vickers & John Garner** at **2044 Los Lomas Dr.** 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)
- 6.2 [ID#26-0647](#) **Case 124-26** - Accept the Nuisance Abatement Lien for respondent(s) **Clearwater Pharma LLC, c/o CVS #3615** at **1899 N Highland 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. (Kasman)
- 6.3 [ID#26-0660](#) **Case 125-26** - Accept the Nuisance Abatement Lien for respondent(s) **Reba Harrison** at **618 Brookside 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. (Sudduth)
- 6.4 [ID#26-0661](#) **Case 126-26** - Accept the Nuisance Abatement Lien for respondent(s) **Nayan Larih LLC** at **2075 Camellia Dr.** for Inoperative Vehicle; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Sudduth)
- 6.5 [ID#26-0662](#) **Case 127-26** - Accept the Nuisance Abatement Lien for respondent(s) **Nathan Evans** at **917 Eldridge 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. (Dixon)
- 6.6 [ID#26-0663](#) **Case 128-26** - Accept the Nuisance Abatement Lien for respondent(s) **Magnolia Green** at **806 Carlton 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. (Dixon)
- 6.7 [ID#26-0664](#) **Case 129-26** - Accept the Nuisance Abatement Lien for respondent(s) **Deborah Hicks** at **1308 Roosevelt 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. (Dixon)

7. Adjourn