

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

AFFIDAVIT OF COMPLIANCE

City of Clearwater, Florida
Petitioner

MCEB Case Number: 87-17

City Case Number: CDC2017-00797

vs.

ANDON QIPO
IRMA QIPO
6298 SAUNDERS ST APT 1H
REGO PARK, NY 11374-1546
Respondent

RECEIVED

JUL 01 2026

Re: 1330 EMILY COURT

CITY CLERK DEPARTMENT

I, , have personally examined the property described in the Municipal Code Enforcement Board Order dated June 29, 2017 in the above mentioned case, and find that said property is now in compliance with

3-1407.A.2.b. ****BOAT TRAILER IN AREA BETWEEN THE PRINCIPLE STRUCTURE AND STREET RIGHT-OF-WAY**** Any boat trailer in excess of 25 feet total length or in excess of five feet longer than any boat occupying the trailer shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district.

3-1407.A.2.c. ****HAULING TRAILER IN AREA BETWEEN THE PRINCIPAL STRUCTURE AND THE STREET RIGHT-OF-WAY**** A hauling trailer shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district.

3-1407.A.5. ****RESIDENTIAL GRASS PARKING**** One designated parking space may be located on the grass in a required front setback adjacent to and parallel to the driveway located on the property. Access to such designated parking space shall be by way of the property's driveway. If the designated parking space can not be maintained as a grass area and is either reported by neighboring residents as a detrimental property or is identified by any code inspector as in violation of this provision, such designated parking area shall be filled in, by the property owner, with pavers, concrete, turf block or asphalt. Materials not permitted include crushed shell, mulch, millings or similar material.

the City of Clearwater Code of Ordinance, as of 6/30/2026.



STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 30th day of June, 2026, by .

- ☒ 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: 87-17

City Case Number: CDC2017-00797

Allie Stewart

(Notary Signature)

Allie Stewart

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: 86-19

City Case Number: UNS2018-00029

vs.

ADIL TZEKAS
249 BAYSIDE DR
CLEARWATER, FL, 33767-2504
Respondent

RECEIVED

JUN 23 2026

CITY CLERK DEPARTMENT

Re: 249 BAYSIDE DR

I, James Larsen, have personally examined the property described in the Municipal Code Enforcement Board Order dated May 22, 2019 in the above mentioned case, and find that said property is now in compliance with

There is not an active permit for the construction at the property.

Section 3-1502. - Property maintenance requirements.

A. Minimum building and fire code requirements. All buildings shall be maintained in accordance with the Standard Building Code, the Fire Protection Code, and the Minimum Standard Housing Code as provided in Chapters 47 and 49 of the City's Code.

3-1503. - Nuisances.

B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance:

2. Buildings which are abandoned, boarded up for a period of six months, partially destroyed for any period of time, or left for a period of three months in a state of partial construction, provided that any unfinished building or structure which has been under construction six months or more shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

the City of Clearwater Code of Ordinance, as of 8/21/2019.



James Larsen

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 23rd day of June, 2026, by James Larsen.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

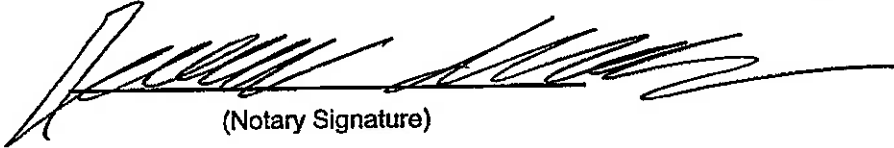
Type of Identification

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

AFFIDAVIT OF COMPLIANCE

MCEB Case Number: 86-19

City Case Number: UNS2018-00029


(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: 40-22

City Case Number: SWO2021-10002

vs.

DENICE M JORDAN
14 SEAGRAPE CIR
CLEARWATER, FL, 33759-4464
Respondent

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JUN 29 2026

CITY CLERK DEPARTMENT

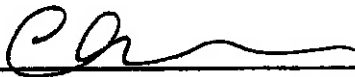
Re: 14 SEAGRAPE CIR

I, Catherine Reese, have personally examined the property described in the Municipal Code Enforcement Board Order dated June 22, 2022 in the above mentioned case, and find that said property is now in compliance with

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

the City of Clearwater Code of Ordinance, as of 5/21/2026.


Catherine Reese

STATE OF FLORIDA
COUNTY OF PINELLAS

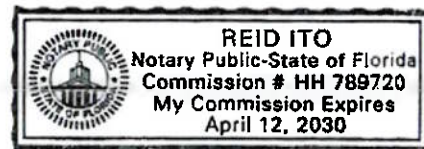
SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 29th day of June, 2026, by Catherine Reese.

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Type of Identification


(Notary Signature)

REID ITO
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: 71-25

City Case Number: CDC2025-00633

vs.

COLLINS, ANN S EST
1877 SPRINGTIME AVE
CLEARWATER, FL, 33755-1849
Respondent

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JUL 10 2026

CITY CLERK DEPARTMENT

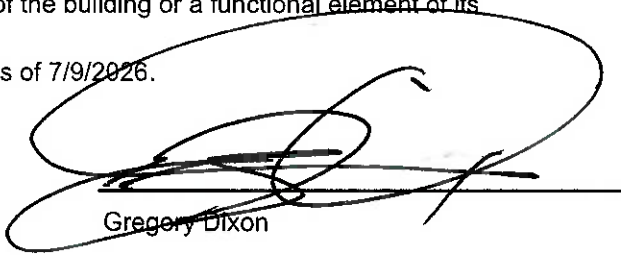
Re: 1877 SPRINGTIME AVE

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

3-1502.D.1. - ****ROOF MAINTENANCE**** All roofs shall be maintained in a safe, secure and watertight condition.

3-1502.D.3. - ****Clean Roof**** Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.

the City of Clearwater Code of Ordinance, as of 7/9/2026.


Gregory Dixon

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 9th day of July, 2026, by Gregory Dixon.



PERSONALLY KNOWN TO ME



PRODUCED AS IDENTIFICATION

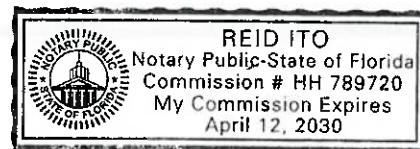
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(Notary Signature)

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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: 93-25

City Case Number: BIZ2025-00225

vs.

JUAN ARIEL SILVA
1462 LAURA ST
CLEARWATER, FL, 33755-5223
Respondent

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JUL 15 2026

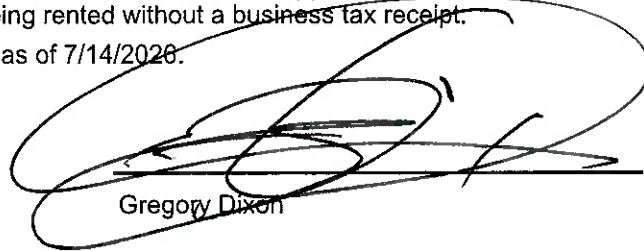
CITY CLERK DEPARTMENT

Re: 904 VINE AVE

I, Gregory Dixon, have personally examined the property described in the Municipal Code Enforcement Board Order dated September 24, 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 7/14/2026.


Gregory Dixon

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or _____ online notarization on this 14th day of July, 2026, by Gregory Dixon.

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

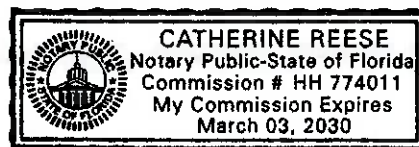
Type of Identification



(Notary Signature)

Catherine Reese

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: 04-26

City Case Number: CDC2025-01520

vs.

CORYELL, LEE EST
315 N CORONA AVE
CLEARWATER, FL, 33765-2412
Respondent

RECEIVED

JUL 20 2026

CITY CLERK DEPARTMENT

Re: 315 N CORONA AVE

I, Daniel Kasman, have personally examined the property described in the Municipal Code Enforcement Board Order dated January 28, 2026 in the above mentioned case, and find that said property is now in compliance with

3-1502.D.1. - ****ROOF MAINTENANCE**** All roofs shall be maintained in a safe, secure and watertight condition.

3-1502.D.3. - ****Clean Roof**** Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.

the City of Clearwater Code of Ordinance, as of 7/17/2026.



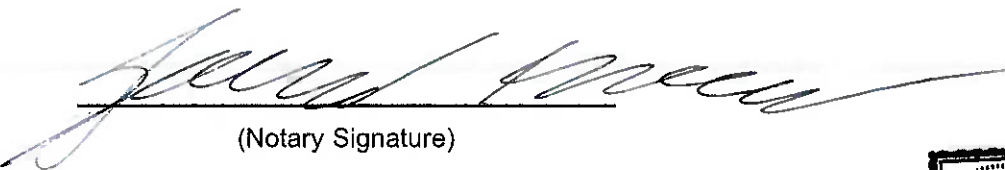
Daniel Kasman

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online notarization on this 20th day of July, 2026, by Daniel Kasman.

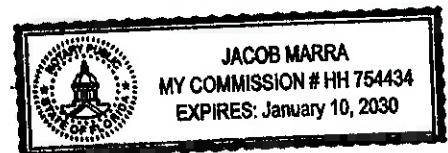
- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Type of Identification



(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: 83-26

City Case Number: SWO2025-06001

vs.

D U N INVESTMENTS CORP
435 MANDALAY AVE
CLEARWATER, FL, 33767-2037
Respondent

RECEIVED

JUN 24 2026

Re: 435 MANDALAY AVE

CITY CLERK DEPARTMENT

I, Catherine Reese, have personally examined the property described in the Municipal Code Enforcement Board Order dated April 22, 2026 in the above mentioned case, and find that said property is now in compliance with

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

the City of Clearwater Code of Ordinance, as of 6/24/2026.


Catherine Reese

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 24th day of June, 2026, by Catherine Reese.

☒ PERSONALLY KNOWN TO ME

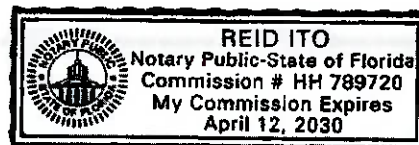
☐ PRODUCED AS IDENTIFICATION

Type of Identification


(Notary Signature)

REID ITO

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: 100-26

City Case Number: CDC2026-00321

vs.

CODY ROOF
519 FLORIDA AVE
CLEARWATER, FL, 33756-6215
Respondent

RECEIVED

JUL 20 2026

CITY CLERK DEPARTMENT

Re: 519 FLORIDA AVE

I, John Stephens, have personally examined the property described in the Municipal Code Enforcement Board Order dated May 27, 2026 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:

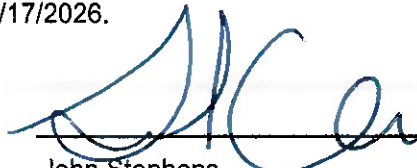
___(1) Registration or licensing for short-term or transient rental use by the state under Florida Statutes, Chapters 212 (Florida Tax and Revenue Act and 509 (Public Lodging Establishments)

✓___(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 7/17/2026.



John Stephens
Sarah Green for John Stephens

STATE OF FLORIDA
COUNTY OF PINELLAS

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

AFFIDAVIT OF COMPLIANCE

MCEB Case Number: 100-26

City Case Number: CDC2026-00321

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online
notarization on this 17th day of July, 2026, by ~~John Stephens~~, Sarah Green

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

Type of Identification

Allie Stewart

(Notary Signature)

Allie Stewart

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: 100-26

City Case Number: BIZ2026-00157

vs.

ROOF, CODY
SANDRA J LOKAN
519 FLORIDA AVE.
CLEARWATER, FL, 33756-6215
Respondent

Re: 519 FLORIDA AVE

I, John Stephens, have personally examined the property described in the Municipal Code Enforcement Board Order dated May 27, 2026 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 7/17/2026.



John Stephens

Sarah Green for John Stephens

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online
notarization on this 17th day of July, 2026, by ~~John Stephens~~ *Sarah Green*



PERSONALLY KNOWN TO ME



PRODUCED AS IDENTIFICATION

Type of Identification



(Notary Signature)



Name of Notary (typed, printed, stamped)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

AFFIDAVIT OF COMPLIANCE

RECEIVED

JUL 09 2026

CITY CLERK DEPARTMENT

City of Clearwater, Florida
Petitioner

MCEB Case Number: 159-26

City Case Number: PNU2026-00471

vs.

WILLIAM LAWRENCE REESE
1874 GREENHILL DR
CLEARWATER, FL, 33755-2206
Respondent

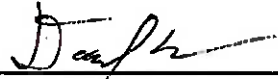
Re: 1874 GREENHILL DR

I, Daniel Kasman, have personally examined the property described in the Municipal Code Enforcement Board Order dated June 24, 2026 in the above mentioned case, and find that said property is now in compliance with

3-1503.B.8. - **UNMAINTAINED RIGHT-OF-WAY** The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curbline or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.

3-1503.B.10. - **MAINTENANCE OF ABUTTING RIGHTS-OF-WAY** The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.

the City of Clearwater Code of Ordinance, as of 7/7/2026.



Daniel Kasman

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of _____ physical presence or _____ online notarization on this 8th day of July, 2026, by Daniel Kasman.



PERSONALLY KNOWN TO ME



PRODUCED AS IDENTIFICATION

Type of Identification


(Notary Signature)