

# City of Clearwater

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



## Meeting Agenda

**Wednesday, March 25, 2026**

**1:30 PM**

**Main Library - Council Chambers**

**Municipal Code Enforcement Board**

## 1. Call To Order

## 2. Approval of Minutes

- 2.1 [ID#26-0368](#) Approve the minutes of the February 25, 2026 Municipal Code Enforcement Board meeting as submitted in written summation.

## 3. New Business Items

- 3.1 [ID#26-0321](#) **WITHDRAWN - Continued from January 28 & February 25, 2026 - Case 01-26** - Find respondent(s) **Don Marson Von Burns Rev Trust at 1535 Gulf to Bay Blvd.** in violation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)
- 3.2 [ID#26-0171](#) **Continued from January 28, 2026, Continue to May 27, 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)
- 3.3 [ID#26-0322](#) **Continued from February 25, 2026 - Case 23-26** - Find respondent(s) **Conor Petren at 3804 Brigadoon Cir.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)
- 3.4 [ID#26-0324](#) **Continued from February 25, 2026 - Case 24-26** - Find respondent(s) **Robin Farley Est at 1506 S Hillcrest Ave.** in violation of Code for Abandoned Building; and issue an order with the compliance deadline and fine if compliance is not met. (Jehnzen)
- 3.5 [ID#26-0325](#) **Continued from February 25, 2026, Continue to May 27, 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)
- 3.6 [ID#26-0326](#) **Continued from February 25, 2026, Continue to May 27, 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)
- 3.7 [ID#26-0329](#) **Continued from February 25, 2026 - Case 34-26** - Find respondent(s) **William Black at 2390 Willow Tree Trail** in violation of Code for Unsafe Building; and issue an order with the compliance deadline and fine if compliance is not met. (Larsen)
- 3.8 [ID#26-0330](#) **Case 44-26** - Find respondent(s) **Cleveland Gulf to Bay LLC at 1417 Cleveland St.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)
- 3.9 [ID#26-0331](#) **WITHDRAWN - Case 45-26** - Find respondent(s) **Margherita Sirchia at 20 N Hercules Ave.** in violation of Code for Trailer Parking; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)

- 3.10 [ID#26-0333](#) **Case 46-26** - Find respondent(s) **Affordable Properties Mgmt Realty LLC Tre at 1111 Court St.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)
- 3.11 [ID#26-0334](#) **Case 47-26** - Find respondent(s) **Northwest Properties LLC at 1235 Nicholson St.** in violation of Code for Trailer Parking and Residential Rental Business Tax Receipt; and issue an order with the compliance deadline and fine if compliance is not met. (Dixon)
- 3.12 [ID#26-0335](#) **WITHDRAWN - Case 48-26** - Find respondent(s) **Ike J Evans at 640 Fairmont St.** in violation of Code for Residential Grass Parking; and issue an order with the compliance deadline and fine if compliance is not met. (Dixon)
- 3.13 [ID#26-0336](#) **Case 49-26** - Find respondent(s) **Good Shepherd Blvd LLC at 1746 Drew St.** in violation of Code for Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)
- 3.14 [ID#26-0338](#) **Case 50-26** - Find respondent(s) **Julie Lynn Rico at 707 N Glenwood Ave.** in violation of Code for Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)
- 3.15 [ID#26-0339](#) **Case 51-26** - Find respondent(s) **Cleveland St East LLC at 3087 Cherry Ln.** in violation of Code for Development Code Violation; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)
- 3.16 [ID#26-0340](#) **Case 52-26** - Find respondent(s) **Bayside Arbors XII LLC at 2729 Seville Blvd.** in violation of Code for Fences; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)
- 3.17 [ID#26-0341](#) **Case 53-26** - Find respondent(s) **AS Management LLC at 618 Woodlawn St.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Jehnzen)
- 3.18 [ID#26-0342](#) **Case 54-26** - Find respondent(s) **Cleveland St East LLC at 1242 Cleveland St.** in violation of Code for Sign Maintenance and Discontinued Signs; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)
- 3.19 [ID#26-0343](#) **Case 55-26** - Find respondent(s) **Decade Companies Income Properties at 101 Coronado Dr.** in violation of Code for Sidewalk Signs; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)
- 3.20 [ID#26-0344](#) **Case 56-26** - Find respondent(s) **Hui Lin & Shiling He at 1017 Fairwood Ave.** in violation of Code for Bulk Items; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)
- 3.21 [ID#26-0345](#) **Continue to May 27, 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)
- 3.22 [ID#26-0346](#) **Continue to May 27, 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)

- 3.23 [ID#26-0347](#) Continue to May 27, 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)
- 3.24 [ID#26-0348](#) Continue to May 27, 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)
- 3.25 [ID#26-0349](#) Continue to May 27, 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)
- 3.26 [ID#26-0351](#) Continue to May 27, 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)
- 3.27 [ID#26-0352](#) Continue to May 27, 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)
- 3.28 [ID#26-0353](#) Continue to 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)
- 3.29 [ID#26-0354](#) Continue to 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)
- 3.30 [ID#26-0355](#) Case 72-26 - Find respondent(s) **Wagner, Larry H Tre** at **643 Mandalay Ave.** in violation of Code for Sidewalk Signs; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)

#### **4. Old Business Items**

- 4.1 [ID#26-0367](#) Accept the Affidavits of Compliance as listed.

**4.1.1 Case 109-23 & 110-23 Affidavit of Compliance**

Casa Roba LLC  
644 & 656 Lembo Cir.  
Lot Clearing - Stephens

**4.1.2 Case 97-24 Affidavit of Compliance**

Byrd J Smith Est

2080 Douglas Ave.  
Exterior Surfaces - Dixon

**4.1.3 Case 107-24 Affidavit of Compliance**

Carmelo Cotto Flecha & Carmen Rivera  
1020 N Madison Ave.  
Lot Clearing - Dixon

**4.1.4 Case 62-25 Affidavit of Compliance**

Byrd J Smith Est  
2080 Douglas Ave.  
Lot Clearing - Dixon

**4.1.5 Case 128-25 Affidavit of Compliance**

Karoly Windows & Doors LLC  
1165 Eldridge St.  
Permits - Reese

**4.1.6 Case 149-25 Affidavit of Compliance**

Sarah Butler  
204 Brigadoon Cir.  
Exterior Surfaces - Daniels

**4.1.7 Case 08-26 Affidavit of Compliance**

Nikoletta Psaltis, Y Building 642 LLC, & Anastasios Anastasopoulos  
636 S Gulfview Blvd.  
Sidewalk Signs & Signage without Permit - Burghardt

**4.1.8 Case 27-26 Affidavit of Compliance**

Proactive Property Management  
4400 Brigadoon Cir.  
Permits - Reese

**4.1.9 Case 35-26 Affidavit of Compliance**

Good Shepherd Blvd LLC  
1746 Drew St.  
Inoperative Vehicle - Kasman

**4.1.10 Case 37-26 Affidavit of Compliance**

Eyekon Medical Inc.  
2451 Enterprise Rd.  
Inoperative Vehicle - Daniels

**4.2 [ID#26-0356](#) Case 142-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s)  
Sugar Factory LLC at 1844 Drew St. for Exterior Surfaces, Door & Window**

Openings, Roof Maintenance, and Exterior Storage. (Kasman)

- 4.3 [ID#26-0357](#) **Case 168-25** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Street Dreams Irrev Trust, Trueblood, Cheryl Tre at 1400 N Martin Luther King, Jr. Ave.** for Exterior Surfaces and Abandoned Building. (Dixon)
- 4.4 [ID#26-0359](#) **Continue to May 27, 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)
- 4.5 [ID#26-0360](#) **Continue to May 27, 2026 - Case 187-25** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Vikki Lynn Bishop at 1028 Iroquois Ave.** for Permits. (Reese)
- 4.6 [ID#26-0361](#) **Continue to April 22, 2026 - Case 188-25** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Angel Investment Group of Tampa Inc. at 1039 West Ave.** for Permits. (Reese)

## 5. Other Board Action

- 5.1 [ID#26-0362](#) **Case 97-24** - Consider request by petitioner(s) **RE Capital Management LLC at 2080 Douglas Ave.** to reduce the fine re Exterior Surfaces; 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.

## 6. Nuisance Abatement Lien Filings

- 6.1 [ID#26-0327](#) **WITHDRAWN - Continued from February 25, 2026 - Case 68-26** - Accept the Nuisance Abatement Lien for respondent(s) **Mark Montgomery at 1206 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)
- 6.2 [ID#26-0328](#) **WITHDRAWN - Case 71-26** - Accept the Nuisance Abatement Lien for respondent(s) **Frank Lesowske at 1487 Laura St.** for Inoperative Vehicle and Lot Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Sudduth)
- 6.3 [ID#26-0376](#) **Case 89-26** - Accept the Nuisance Abatement Lien for respondent(s) **Petrillo, Phillip Benjamin Tre & B G Land Trust at 202 N Glenwood 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)

## 7. Adjourn