

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

AFFIDAVIT OF COMPLIANCE

City of Clearwater, Florida
Petitioner
vs.

MCEB Case Number: 39-14
City Case Number: CDC2014-01142

Jeffery Lynn Harding 108
Kenwood Ave. Clearwater,
FL 33756 Respondent

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NOV 03 2025

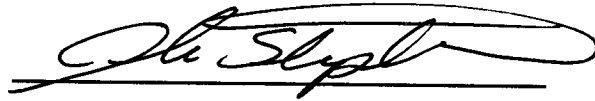
CITY CLERK PLACEMENT

Re: 108 Kenwood Ave.

I, John Stephens, have personally examined the property described in the Municipal Code Enforcement Board Order dated December 17, 2014 in the above mentioned case, and find that said property is now in compliance with

3-1502.G.2. - **Exterior Storage/Not For Use Outdoors** Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials and interior furniture, may not be stored outdoors.

the City of Clearwater Code of Ordinance, as of 10/27/2025.

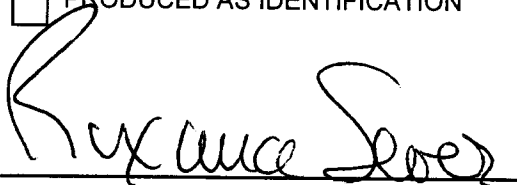


STATE OF FLORIDA
COUNTY OF PINELLAS

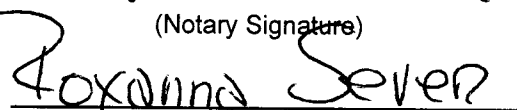
SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 31st day of October, 2025, by .

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

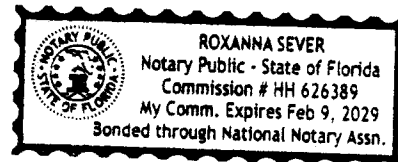
Type of Identification



(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: 39-14

City Case Number: CDC2014-01131

vs.

Jeffery Lynn Harding 108
Kenwood Ave.
Clearwater FL, 33755
Respondent

OCT 30 2025

Re. 108 Kenwood Ave

I, John Stephens, have personally examined the property described in the Municipal Code Enforcement Board Order dated December 17, 2014 in the above mentioned case, and find that said property is now in compliance with

3-1502.B. - ****EXTERIOR SURFACES**** All building walls shall be maintained in a secure and attractive manner. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained in accord with manufacturer's specifications and otherwise treated in a consistent manner.

the City of Clearwater Code of Ordinance, as of 10/27/2025.



STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 29th day of October, 2025, by .

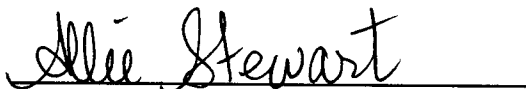


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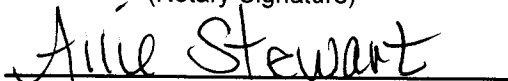


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Type of Identification



(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

vs.

RECEIVED

OCT 13 2025

MCEB Case Number: 199-19

City Case Number: PNU2019-01197

CITY CLERK DEPARTMENT

Respondent

Kayla Cooney

Re: 1139 Tangerine Street

Clearwater, Florida, 33755-3251

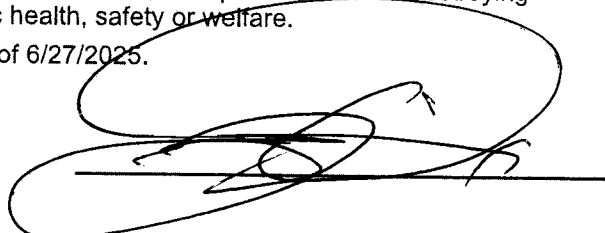
I, , have personally examined the property described in the Municipal Code Enforcement Board Order dated September 25, 2019 in the above mentioned case, and find that said property is now in compliance with

3-1503.B.7. - ****LOT CLEARING VIOLATION**** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12") inches, or the accumulation of debris upon property within the City of Clearwater.

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, curblane or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.

3-1503.B.5.A. - ****Accumulation and Placement of Nuisances**** An accumulation of weeds, debris, trash garden trash, junk, untended growth of vegetation or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood destroying insects, or otherwise threatens the public health, safety or welfare.

the City of Clearwater Code of Ordinance, as of 6/27/2025.



STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 13th day of October, 2025, by .

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

Type of Identification

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

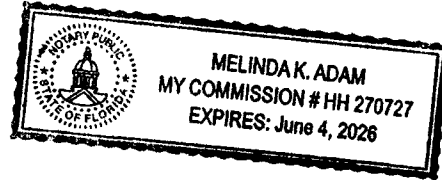
AFFIDAVIT OF COMPLIANCE

MCEB Case Number: 199-19

City Case Number:

Melinda K. Adam
(Notary Signature)

Melinda K. Adam
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: 88-24

City Case Number: CDC2024-00469

vs.

FUTURE TECH CAREER INSTITUTE
LLC

16 ISLAND DR
TREASURE ISLAND, FL, 33706

Respondent

RECEIVED

NOV 06 2025

CITY CLERK DEPARTMENT

Re: 1803 SUNSET DR

I, Daniel Kasman, have personally examined the property described in the Municipal Code Enforcement Board Order dated July 24, 2024 in the above mentioned case, and find that said property is now in compliance with

3-1502.K.1. - ****PUBLIC RIGHTS-OF-WAY AND SIDEWALKS AND PARKING SURFACES**** Public rights-of-way and sidewalks adjoining an improved parcel of land which, because of its location and character, is used as if it were appurtenant to or an extension of the parcel of land, shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such rights-of-way and sidewalks clear of litter, trash, debris, equipment, weeds, trees, shrubs and other vegetation and refuse and provide a height clearance of at least eight feet from the sidewalk pavement measured vertically from the pavement surface, unless an exception has been granted by the urban forester for protected trees. All unpaved areas shall be landscaped with grass or other ground cover and such areas shall be regularly mowed or otherwise maintained in a neat and attractive condition.

3-1502.K.5. - ****Sidewalks on Private Property**** All sidewalks located on private property shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep sidewalks clear of litter, trash, debris, equipment, weeds, dead vegetation and refuse. Sidewalks that are cracked, heaved or otherwise unsafe for pedestrians shall be promptly replaced.

the City of Clearwater Code of Ordinance, as of 11/4/2025.



Daniel Kasman

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online notarization on this 5th day of November, 2025, by Daniel Kasman.



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: 88-24

City Case Number: CDC2024-00469

Melinda K. Adam

(Notary Signature)

Melinda K. Adam

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: 88-24

City Case Number: CDC2024-00468

vs.

FUTURE TECH CAREER INSTITUTE
LLC

16 ISLAND DR
TREASURE ISLAND, FL, 33706
Respondent

RECEIVED

NOV 06 2025

CITY CLERK DEPARTMENT

Re: 1803 SUNSET DR

I, Daniel Kasman, have personally examined the property described in the Municipal Code Enforcement Board Order dated July 24, 2024 in the above mentioned case, and find that said property is now in compliance with

3-1502.H.4. - **LANDSCAPE ENCROACHMENT** No yard, landscape area or growth of landscape material shall encroach upon the public right-of-way so as to hinder safe and convenient vehicular or pedestrian movement in the public right-of-way.

the City of Clearwater Code of Ordinance, as of 11/4/2025.



Daniel Kasman

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 5th day of November, 2025, by Daniel Kasman.



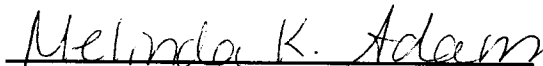
PERSONALLY KNOWN TO ME



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: 53-25
City Case Number: BIZ2025-00103

vs.

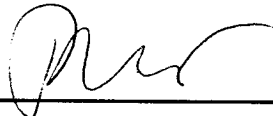
CLEARWATER ANGLER LLC
45 CAUSEWAY BLVD
CLEARWATER, FL, 33767-2003
Respondent

Re: 607 N MYRTLE AVE

I, Stefan Burghardt, have personally examined the property described in the Municipal Code Enforcement Board Order dated November 23, 2025 in the above mentioned case, and find that said property is now in compliance with

3-1502.I. - ****SIGN MAINTENANCE**** All signs shall be maintained in good condition in the form in which the signs were originally approved, free of mildew, rust, loose material, including peeling or fading paint or materials. Any loose, broken, peeling or faded parts of the sign shall be promptly repaired, painted or replaced.

the City of Clearwater Code of Ordinance, as of 11/10/2025.



Stefan Burghardt

STATE OF FLORIDA
COUNTY OF PINELLAS

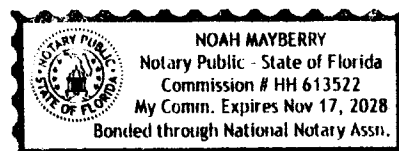
SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 12th day of November, 2025, by Stefan Burghardt.

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Type of Identification



(Notary Signature)
Noah Mayberry
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: 75-25

City Case Number: BIZ2025-00289

vs.

BURIM SHALA
65 SUNCREST DR
SAFETY HARBOR, FL, 34695-2039
Respondent

NOV 01, 2025

Re: 1261 PIERCE ST

I, John Stephens, 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

3-2302. - **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 11/3/2025.

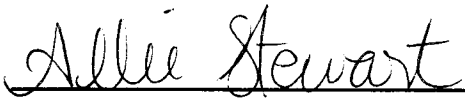
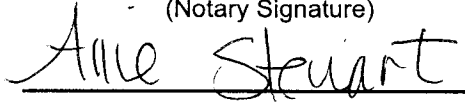

John Stephens

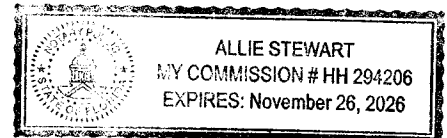
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 3rd day of November, 2025, by John Stephens.

☒ 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: 114-25

City Case Number: CDC2025-01240

vs.

CLEVELAND 639 LAND TRUST
INVESTCO LLC TRE
413 CLEVELAND ST
CLEARWATER, FL, 33755-4004
Respondent

NOV 13 2025

Re: 639 CLEVELAND ST

I, Daniel Kasman, have personally examined the property described in the Municipal Code Enforcement Board Order dated October 22, 2025 in the above mentioned case, and find that said property is now in compliance with

3-1502.C.1. - ****DOOR AND WINDOW OPENINGS**** All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

3-1502.C.3. - ****Windows/Maintenance**** Windows shall be maintained in an unbroken and clean state. No window shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building facade using wall materials and window detailing comparable with any upper floors and the building facade in general. All damaged or broken windows shall be promptly restored, repaired or replaced. All awnings, screens or canopies facing or visible from the public right-of-way shall be maintained in a good and attractive condition and torn, loose and/or bleached awnings, screens or canopies shall be promptly replaced, repaired or removed.

3-1502.C.4 - ****Windows Not Facing Right-Of-Way**** Doors and windows not facing the public right-of-way and upper level window and door openings fronting a public right of way shall be similarly maintained and repaired as the doors and windows facing the public right-of-way, except that such doors and windows may be enclosed or removed provided the sills, lintels and frames are removed and the opening properly closed to match and be compatible with the design, material and finish of the adjoining wall of which the opening is a part.

the City of Clearwater Code of Ordinance, as of 11/12/2025.



Daniel Kasman

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online notarization on this 12th day of November, 2025, by Daniel Kasman.

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MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

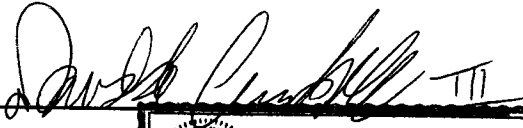
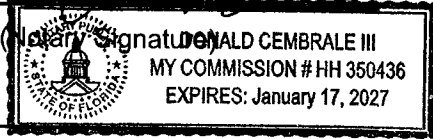
AFFIDAVIT OF COMPLIANCE

MCEB Case Number: 114-25

City Case Number: CDC2025-01240

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Type of Identification

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: 117-25

City Case Number: CDC2025-01422

vs.

KADADA LLC
1834 ALLENDALE DR
CLEARWATER, FL, 33760-1411
Respondent

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NOV 06 2025

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Re: 1421 PINE ST

I, John Stephens, have personally examined the property described in the Municipal Code Enforcement Board Order dated October 22, 2025 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 11/5/2025.



John Stephens

STATE OF FLORIDA
COUNTY OF PINELLAS

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

AFFIDAVIT OF COMPLIANCE

MCEB Case Number: 117-25

City Case Number: CDC2025-01422

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or online
notarization on this 5th day of November, 2025, by John Stephens.

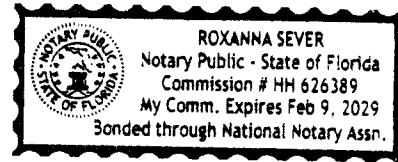
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☐ PRODUCED AS IDENTIFICATION

Type of Identification

Roxanna Sever
(Notary Signature)

Roxanna Sever

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: 121-25

City Case Number: BIZ2025-00409

vs.

RUDENS SINJARI
10940 STRADA LN APT 105
TRINITY, FL, 34655
Respondent

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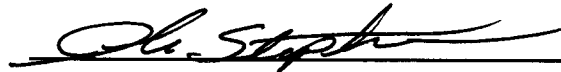
Re: 305 S LINCOLN AVE

CITY OF CLEARWATER

I, John Stephens, have personally examined the property described in the Municipal Code Enforcement Board Order dated October 22, 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 11/5/2025.



John Stephens

STATE OF FLORIDA
COUNTY OF PINELLAS

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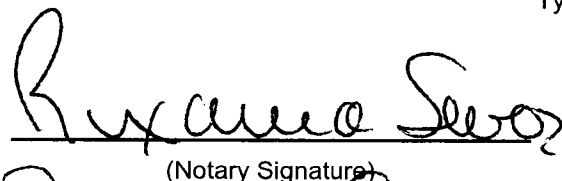


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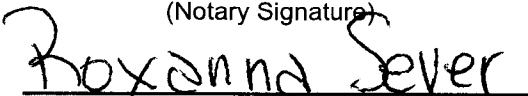


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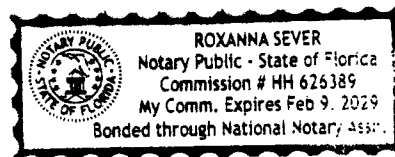
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MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

AFFIDAVIT OF COMPLIANCE

City of Clearwater, Florida
Petitioner

MCEB Case Number: 123-25

City Case Number: BIZ2025-00460

vs.

ELIZABETH L PLUMLEY
1367 S MICHIGAN
CLEARWATER, FL, 33756
Respondent

Re: 1367 S MICHIGAN AVE

I, John Stephens, have personally examined the property described in the Municipal Code Enforcement Board Order dated October 22, 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 10/31/2025.



John Stephens

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 31st day of October, 2025, by John Stephens.

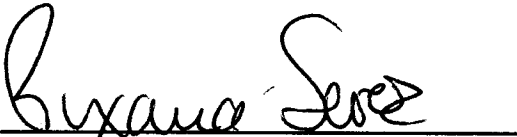


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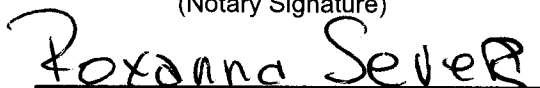


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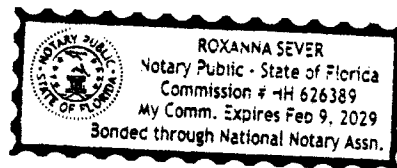
Type of Identification



(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: 123-25

City Case Number: CDC2025-01334

vs.

ELIZABETH L PLUMLEY
1367 S MICHIGAN
CLEARWATER, FL, 33756
Respondent

Re: 1367 S MICHIGAN AVE

I, John Stephens, have personally examined the property described in the Municipal Code Enforcement Board Order dated October 22, 2025 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 11/3/2025.


John Stephens

STATE OF FLORIDA
COUNTY OF PINELLAS

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

AFFIDAVIT OF COMPLIANCE

MCEB Case Number: 123-25

City Case Number: CDC2025-01334

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online
notarization on this 3rd day of November, 2025, by John Stephens.

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION _____

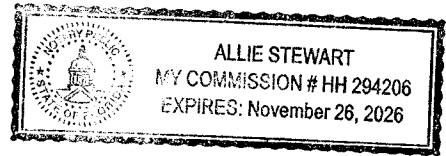
Type of Identification

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: 124-25
City Case Number: BIZ2025-00465

vs.

JOSE LUIS MEDINA MURILLO
1321 S EVERGREEN AVE
CLEARWATER, FL, 33756-3506
Respondent

Re: 1321 S EVERGREEN AVE

I, John Stephens, have personally examined the property described in the Municipal Code Enforcement Board Order dated October 22, 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 11/7/2025.



John Stephens

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 10th day of November, 2025, by John Stephens.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

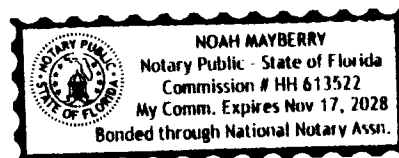
Type of Identification



(Notary Signature)

Noah Mayberry

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: 124-25

City Case Number: CDC2025-01343

vs.

JOSE LUIS MEDINA MURILLO
1321 S EVERGREEN AVE
CLEARWATER, FL, 33756-3506
Respondent

RECEIVED
NOV 06 2025
CITY CLERK DEPARTMENT
CITY CLERK DEPARTMENT

Re: 1321 S EVERGREEN AVE

I, John Stephens, have personally examined the property described in the Municipal Code Enforcement Board Order dated October 22, 2025 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 11/5/2025.


John Stephens

STATE OF FLORIDA
COUNTY OF PINELLAS

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

AFFIDAVIT OF COMPLIANCE

MCEB Case Number: 124-25

City Case Number: CDC2025-01343

SWORN AND SUBSCRIBED before me by means of 1 physical presence or _____ online
notarization on this 5th day of November, 2025, by John Stephens.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

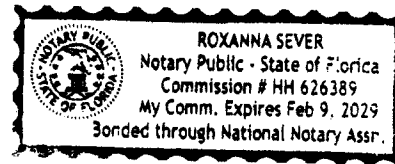
Type of Identification

Roxanna Sever

(Notary Signature)

Roxanna Sever

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: 140-25

City Case Number: PNU2025-00733

vs.

JACKIE CUPPLES
ELENA BUTTERFIELD
2440 CHAUCER ST
CLEARWATER, FL, 33765-4301
Respondent

RECEIVED

OCT 22 2025

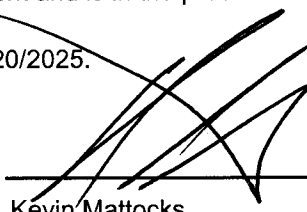
CITY CLERK DEPARTMENT

Re: 2440 CHAUCER ST

I, Kevin Mattocks, 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

3-1503.B.6. - ****INOPERATIVE VEHICLE/OUTDOOR STORAGE/NUISANCE**** Except as provided in section 3-1506, the outdoor storage of all or part of any dismantled, partially dismantled, inoperative or discarded vehicle, recreational vehicle, machinery, appliance, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, bicycle, or scrap metal, on any public or private property, or of any abandoned vehicle, recreational vehicle, farm equipment, aircraft, boat, personal watercraft, trailer, truck, or motorcycle on any private property, within the city limits. This provision shall not apply to any vehicle, recreational vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.

the City of Clearwater Code of Ordinance, as of 10/20/2025.


Kevin Mattocks

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 20th day of October, 2025, by Kevin Mattocks.



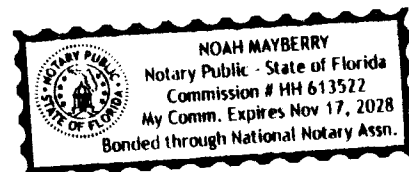
PERSONALLY KNOWN TO ME



PRODUCED AS IDENTIFICATION

Type of Identification



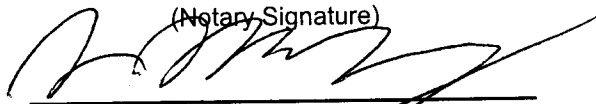


MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

AFFIDAVIT OF COMPLIANCE

MCEB Case Number: 140-25

City Case Number: PNU2025-00733

(Notary Signature)


Name of Notary (typed, printed, stamped)

Noah Mulberry