

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

AFFIDAVIT OF COMPLIANCE

City of Clearwater, Florida
Petitioner

MCEB Case Number: 117-23
City Case Number: PNU2023-00871

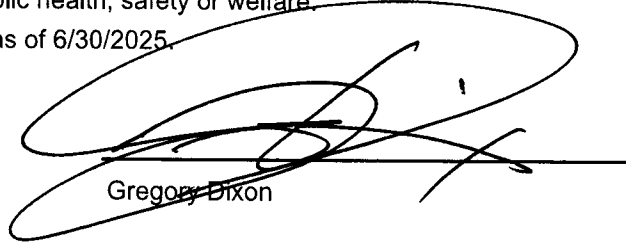
vs.

DEBORAH HICKS
1838 EAST DR
CLEARWATER, FL 33755-2250
Respondent

Re: 1308 ROOSEVELT AVE

I, Gregory Dixon, have personally examined the property described in the Municipal Code Enforcement Board Order dated September 27, 2023 in the above mentioned case, and find that said property is now in compliance with

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 6/30/2025.

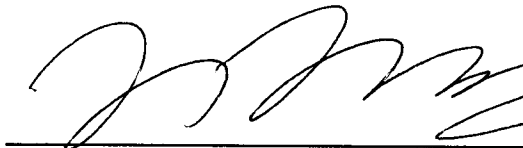

Gregory Dixon

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 30th day of June, 2025, by Gregory Dixon.

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

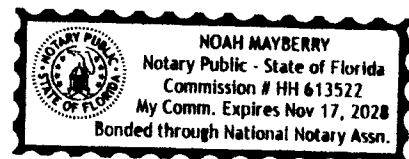
Type of Identification



(Notary Signature)

Noah A 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: 74-24

City Case Number: CDC2024-00433

vs.

JAMEE L MARINO
MICHAEL J MARINO
1930 RIPON DR
CLEARWATER, FL 33764-4751
Respondent

RECEIVED

APR 14 2025

Re: 1930 RIPON DR

CITY CLERK DEPARTMENT

I, David Jehnzen, have personally examined the property described in the Municipal Code Enforcement Board Order dated June 26, 2024 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 4/10/2025.



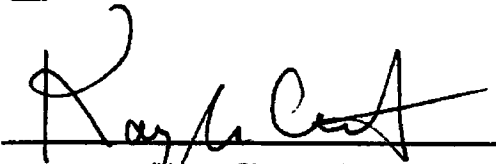
David Jehnzen

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 14th day of April, 2025, by David Jehnzen.

- ☒ 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: 13-25

City Case Number: CDC2024-00600

vs.

IRIS VALENTIN VILLANUEVA
1446 THAMES LN
CLEARWATER, FL 33755-2060
Respondent

RECEIVED

JUN 30 2025

Re: 1446 THAMES LN

CITY CLERK DEPARTMENT

I, Sarah Green, have personally examined the property described in the Municipal Code Enforcement Board Order dated March 26, 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 6/24/2025.



Sarah Green

STATE OF FLORIDA
COUNTY OF PINELLAS

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

AFFIDAVIT OF COMPLIANCE

MCEB Case Number: 13-25

City Case Number: CDC2024-00600

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notarization on this 26th day of June, 2025, by Sarah Green.



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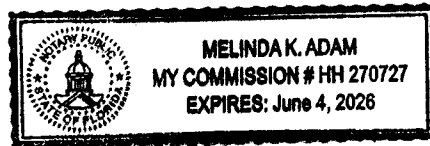
PRODUCED AS IDENTIFICATION

Type of Identification

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: 21-25

City Case Number: CDC2025-00194

vs.

DAVID J LEE
611 S FT HARRISON AVE STE 152
CLEARWATER, FL 33756-5301
Respondent

RECEIVED

JUN 27 2025

CITY CLERK DEPARTMENT

Re: 319 HILLTOP AVE

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

3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - ****FENCE SHALL BE MAINTAINED IN VERTICAL POSITION**** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - ****FENCE STRINGERS SHALL BE SECURELY FASTENED**** Each fence stringer shall be securely fastened to the support posts and face of the fence.

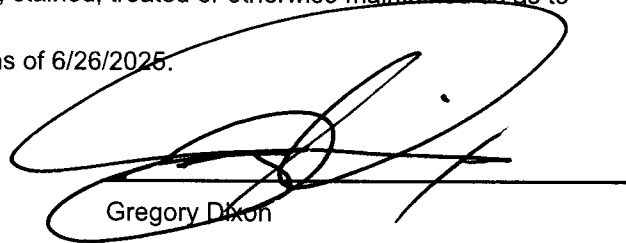
3-808.A.2 - ****ROTTEN BOARDS**** Rotten boards in a fence shall be replaced.

3-808.A.3. - ****SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND**** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - ****FENCE FACE SHALL BE SECURELY FASTENED**** Each fence face shall be securely fastened to the support post and fence stringers.

3-808.A.6. - ****FENCES SHALL BE MAINTAINED FOR UNIFORM APPEARANCE**** All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance.

the City of Clearwater Code of Ordinance, as of 6/26/2025.



Gregory Dixon

STATE OF FLORIDA
COUNTY OF PINELLAS

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MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

AFFIDAVIT OF COMPLIANCE

MCEB Case Number: 21-25

City Case Number: CDC2025-00194

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: 21-25

City Case Number: PNU2025-00104

vs.

DAVID J LEE
611 S FT HARRISON AVE STE 152
CLEARWATER, FL 33756-5301
Respondent

RECEIVED

JUN 27 2025

Re: 319 HILLTOP AVE

CITY CLERK DEPARTMENT

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

3-1503.B.1. - ****PUBLIC NUISANCE CONDITION**** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

3-1503.B.3. - ****ATTRACTIVE NUISANCE**** Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, accessible artificial bodies of water, excavations, or neglected machinery.

the City of Clearwater Code of Ordinance, as of 6/26/2025


Gregory Dixon

STATE OF FLORIDA
COUNTY OF PINELLAS

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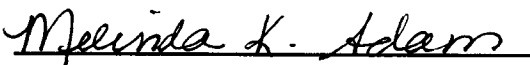


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MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

AFFIDAVIT OF COMPLIANCE

City of Clearwater, Florida
Petitioner

MCEB Case Number: 21-25

City Case Number: CDC2025-00196

vs.

DAVID J LEE
611 S FT HARRISON AVE STE 152
CLEARWATER, FL 33756-5301
Respondent

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JUN 27 2025

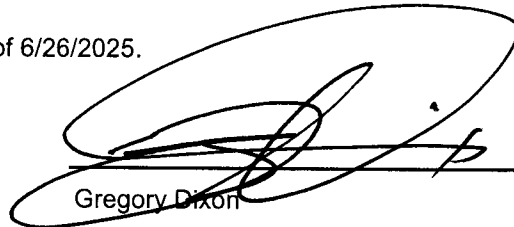
CITY CLERK DEPARTMENT

Re: 319 HILLTOP AVE

I, Gregory Dixon, have personally examined the property described in the Municipal Code Enforcement Board Order dated April 23, 2025 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. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. 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 6/26/2025.


Gregory Dixon

STATE OF FLORIDA
COUNTY OF PINELLAS

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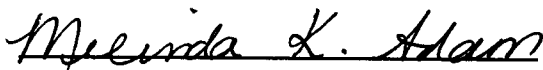


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MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

AFFIDAVIT OF COMPLIANCE

City of Clearwater, Florida
Petitioner

MCEB Case Number: 34-25

City Case Number: CDC2025-00502

vs.

912 PLAZA STREET LAND TRUST
TRUSTEE CO TRE
PO BOX 8096
MADEIRA BEACH, FL 33738-8096
Respondent

RECEIVED

JUL 11 2025

CITY CLERK DEPARTMENT

Re: 912 PLAZA ST

I, Gregory Dixon, have personally examined the property described in the Municipal Code Enforcement Board Order dated June 25, 2025 in the above mentioned case, and find that said property is now in compliance with

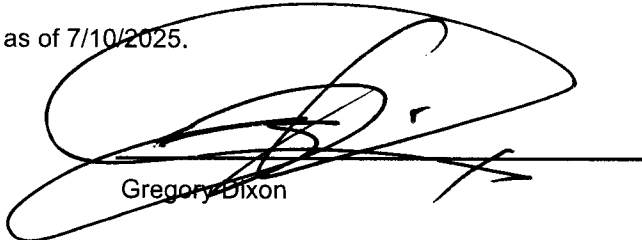
Parking - 3-1407.A.2. - **Between principal structure and right-of-way**

A. Restrictions. For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:

2. Between principal structure and right-of-way. The following vehicles 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 or on a residentially designated downtown property up to a maximum of two frontages:

- a. Boat in excess of 20 feet;
- b. Any boat trailer in excess of 25 feet total length or in excess of five feet longer than any boat occupying the trailer;
- c. Hauling trailer;
- d. Recreational vehicles, travel trailers, motor homes and camping trailers.
- e. Any commercial vehicle which measures in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo.
- f. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.

the City of Clearwater Code of Ordinance, as of 7/10/2025.


Gregory Dixon

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 10th day of July, 2025, by Gregory Dixon.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

AFFIDAVIT OF COMPLIANCE

MCEB Case Number: 34-25

City Case Number: CDC2025-00502

Type of Identification

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: 35-25

City Case Number: PNU2025-00114

vs.

LANCE MICHAEL WILLARD
BIANCA LIZARRAGA
1109 CHARLES ST
CLEARWATER, FL 33755-1011
Respondent

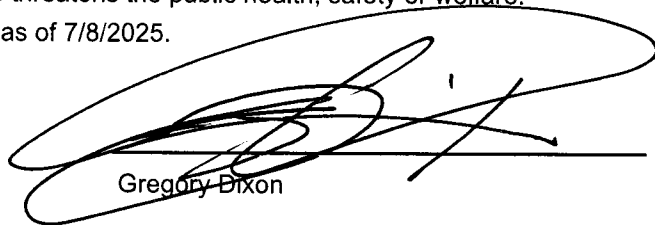
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JUL 09 2025
CITY OF CLEARWATER

Re: 1109 CHARLES ST

I, Gregory Dixon, have personally examined the property described in the Municipal Code Enforcement Board Order dated June 25, 2025 in the above mentioned case, and find that said property is now in compliance with

3-1503.B.5. - **PUBLIC HEALTH, SAFETY OR WELFARE NUISANCE** 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 7/8/2025.


Gregory Dixon

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, 2025, by Gregory Dixon.

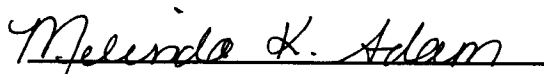


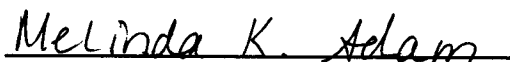
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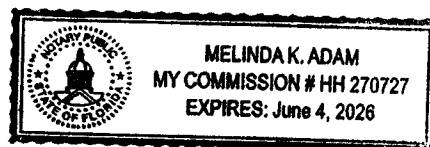
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MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA

AFFIDAVIT OF COMPLIANCE

City of Clearwater, Florida

Petitioner

MCEB Case Number: 59-25

City Case Number: PNU2025-00546

vs.

DESIREE M HOYLE
412 PRINCESS ST
CLEARWATER, FL 33755-1729
Respondent

RECEIVED

JUL 16 2025

CITY CLERK'S DEPARTMENT

Re: 412 PRINCESS ST

I, Daniel Kasman, have personally examined the property described in the Municipal Code Enforcement Board Order dated June 25, 2025 in the above mentioned case, and find that said property is now in compliance with

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 7/14/2025.



Daniel Kasman

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 15th day of July, 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: 59-25

City Case Number: PNU2025-00547

vs.

DESIREE M HOYLE
412 PRINCESS ST
CLEARWATER, FL 33755-1729
Respondent

RECEIVED

JUL 16 2025

CITY CLERK DEPARTMENT

Re: 412 PRINCESS ST

I, Daniel Kasman, have personally examined the property described in the Municipal Code Enforcement Board Order dated June 25, 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 7/14/2025.



Daniel Kasman

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 15th day of July, 2025, by Daniel Kasman.

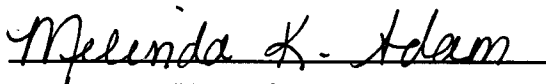


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**MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,
FLORIDA**

AFFIDAVIT OF COMPLIANCE

MCEB Case Number: 59-25

City Case Number: PNU2025-00547

Melinda K. Adam

Name of Notary (typed, printed, stamped)