

City of Clearwater

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



Meeting Agenda

Wednesday, November 19, 2025

1:30 PM

Main Library - Council Chambers

Municipal Code Enforcement Board

1. Call To Order

2. Approval of Minutes

- 2.1 [ID#25-1195](#) Approve the minutes of the October 22, 2025 Municipal Code Enforcement Board meeting as submitted in written summation.

3. New Business Items

- 3.1 [ID#25-1158](#) **WITHDRAWN - Continued from Sept. 24, 2025 - Case 95-25** - Find respondent(s) **Flatrock Holdings Group LLC at 18600 US Highway 19 N** in violation of Code for Prohibited Signage; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)
- 3.2 [ID#25-1159](#) **Continued from October 22, 2025 - Case 125-25** - Find respondent(s) **Taigo Alencar and Storm Alencar at 917 Pinellas St.** in violation of Code for Short Term Rental; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)
- 3.3 [ID#25-1160](#) **WITHDRAWN - Continued from October 22, 2025 - Case 126-25** - Find respondent(s) **904 Seminole St Land Trust at 904 Seminole St.** in violation of Code for Permits; and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#25-1162](#) **Continue to January 28, 2026 - Case 141-25** - Find respondent(s) **Giovanni Stanzani at 1614 Drew St.** in violation of Code for Sight Visibility Triangle; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)
- 3.5 [ID#25-1163](#) **Case 142-25** - Find respondent(s) **Sugar Factory LLC at 1844 Drew St.** in violation of Code for Fences & Walls, Exterior Surfaces, Door & Window Openings, Roof Maintenance, and Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)
- 3.6 [ID#25-1164](#) **Continue to December 17, 2025 - Case 143-25** - Find respondent(s) **H2E Real Estate LLC at 1009 Chester Dr.** 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)
- 3.7 [ID#25-1165](#) **WITHDRAWN - Case 144-25** - Find respondent(s) **Shane Cupler at 1259 Druid Rd E** in violation of Code for Short Term Rental and Residential Rental Business Tax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)
- 3.8 [ID#25-1166](#) **WITHDRAWN - Case 145-25** - Find respondent(s) **Rick Lambert at 1401 Drew St.** 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)
- 3.9 [ID#25-1167](#) **Continue to January 28, 2026 - Case 146-25** - Find respondent(s) **Bach Vinh & Thu-Ha Tran at 585 Sky Harbor Dr #121** 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)
- 3.10 [ID#25-1168](#) **Case 147-25** - Find respondent(s) **Clemente Dezha Teran, Petra Tzongua Maye, & Santiago Dezha Teran** at **2371 Chaucer St.** in violation of Code for Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Mattocks)
- 3.11 [ID#25-1169](#) **Case 148-25** - Find respondent(s) **Costco Wholesale Corp** at **2655 Gulf to Bay Blvd.** in violation of Code for Fences and Walls; and issue an order with the compliance deadline and fine if compliance is not met. (Mattocks)
- 3.12 [ID#25-1170](#) **Case 149-25** - Find respondent(s) **Sarah Butler** at **204 Brigadoon Dr.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)
- 3.13 [ID#25-1171](#) **Case 150-25** - Find respondent(s) **Edmond & Rosemarie Frechmann** at **1103 Brigadoon Dr.** in violation of Code for Exterior Surfaces and Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)
- 3.14 [ID#25-1172](#) **Case 151-25** - Find respondent(s) **Matthew & Lisa Di Roma** at **1104 Brigadoon Dr.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)
- 3.15 [ID#25-1173](#) **Case 152-25** - Find respondent(s) **Trust 1201 B C, Siero, Rafael Tre** at **1201 Brigadoon Dr.** in violation of Code for Exterior Surfaces and Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)
- 3.16 [ID#25-1174](#) **WITHDRAWN - Case 153-25** - Find respondent(s) **Jasmine Osmond & Michael Boersl** at **1203 Brigadoon Dr.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)
- 3.17 [ID#25-1182](#) **WITHDRAWN - Case 154-25** - Find respondent(s) **Roberta Finnocchio** at **1801 Brigadoon Dr.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)
- 3.18 [ID#25-1183](#) **WITHDRAWN - Case 155-25** - Find respondent(s) **Engina Zecevic** at **2002 Brigadoon Dr.** in violation of Code for Fences & Walls and Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)
- 3.19 [ID#25-1184](#) **WITHDRAWN - Case 156-25** - Find respondent(s) **Mariah Martinez** at **2003 Brigadoon Dr.** in violation of Code for Exterior Surfaces and Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)
- 3.20 [ID#25-1185](#) **WITHDRAWN - Case 157-25** - Find respondent(s) **Quality Boats Clearwater Inc** at **235 Windward Psge** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

- 3.21** [ID#25-1186](#) **Continue to December 17, 2025 - Case 158-25** - Find respondent(s) **Downtown Clearwater Dev LLC at 814 Cleveland** 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#25-1187](#) **Case 159-25** - Find respondent(s) **Mack Ventures LLC at 1600 N Myrtle Ave.** in violation of Code for Landscape; and issue an order with the compliance deadline and fine if compliance is not met. (Robicheau)

4. Old Business Items

- 4.1** [ID#25-1192](#) Accept the Affidavits of Compliance as listed.
- 4.1.1 Case 39-14 Affidavit of Compliance**
 Jeffrey Lynn Harding
 108 Kenwood Ave.
 Exterior Storage & Exterior Surfaces - Stephens
- 4.1.2 Case 199-19 Affidavit of Compliance**
 Kayla Cooney
 1139 Tangerine St.
 Lot Clearing - Dixon
- 4.1.3 Case 88-24 Affidavit of Compliance**
 Future Tech Career Institute LLC
 1803 Sunset Dr.
 Landscape and Public Rights-of-Way, Sidewalks, & Parking Surfaces - Kasman
- 4.1.4 Case 53-25 Affidavit of Compliance**
 Clearwater Angler LLC
 607 N Myrtle Ave.
 Sign Maintenance - Burghardt
- 4.1.5 Case 75-25 Affidavit of Compliance**
 Burim Shala
 1261 Pierce St.
 Residential Rental Business Tax Receipt & Exterior Storage - Stephens
- 4.1.6 Case 114-25 Affidavit of Compliance**
 Cleveland 639 Land Trust
 639 Cleveland St.
 Door & Window Openings - Kasman
- 4.1.7 Case 117-25 Affidavit of Compliance**
 Kadada LLC

1421 Pine St.
Short Term Rental - Stephens

4.1.8 Case 121-25 Affidavit of Compliance

Rudens Sinjari
305 S Lincoln Ave.
Residential Rental Business Tax Receipt - Stephens

4.1.9 - Case 123-25 Affidavit of Compliance

Elizabeth Plumley
1367 S Michigan Ave.
Residential Rental Business Tax Receipt & Short Term Rental - Stephens

4.1.10 Case 124-25 Affidavit of Compliance

Jose Luis Medina Murillo
1321 S Evergreen Ave.
Residential Rental Business Tax Receipt & Short Term Rental - Stephens

4.1.11 Case 140-25 Affidavit of Compliance

Jackie Cupples & Elena Butterfield
2440 Chaucer St.
Inoperative Vehicle - Mattocks

4.2 [ID#25-1161](#) **Continued from October 22, 2025, Continue to December 17, 2025 - Case 52-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Gonzalo Diaz and Celina Diaz at 1122 Brownell St. for Short Term Rental and Residential Rental Business Tax Receipt. (Stephens)**

4.3 [ID#25-1188](#) **WITHDRAWN - Case 75-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Burim Shala at 1261 Pierce St. for Residential Rental Business Tax Receipt and Exterior Storage. (Stephens)**

5. Other Board Action

5.1 [ID#25-1191](#) Consider request by petitioner(s) **Ryan Gallagher** for a partial release of lien as recorded in OR Book 22164, Page 2617 and OR Book 22853, Page 646 regarding **1234 Eldridge St.**

5.2 [ID#25-1211](#) **Case 88-24 - Consider request by petitioner(s) Richard Vera C/O Genuine Investment Land Trust at 1803 Sunset Dr. to reduce the fine re Landscape Encroachment and Sidewalk & Parking 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#25-1189](#) **Case 192-25** - Accept the Nuisance Abatement Lien for respondent(s) **Creo Land One LLC** at **809 Palm Bluff St.** 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)
- 6.2 [ID#25-1190](#) **Case 193-25** - Accept the Nuisance Abatement Lien for respondent(s) **Jolanta Wasowski & Mirosław Wasowski** at **915 Seminole St.** 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)
- 6.3 [ID#25-1196](#) **Case 194-25** - Accept the Nuisance Abatement Lien for respondent(s) **Jessica & Lawrence Ford** at **1586 Linwood 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. (Kasman)
- 6.4 [ID#25-1197](#) **Case 195-25** - Accept the Nuisance Abatement Lien for respondent(s) **Noel Allen & Cleo Allen** at **1943 Nugget 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)
- 6.5 [ID#25-1201](#) **Case 196-25** - Accept the Nuisance Abatement Lien for respondent(s) **Greg 16 LLC** at **721 Mandalay 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)

7. Adjourn