

City of Clearwater

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



Meeting Agenda

Wednesday, July 22, 2026

1:30 PM

Main Library - Council Chambers

Municipal Code Enforcement Board

1. Call To Order**2. Approval of Minutes**

- 2.1 [ID#26-0892](#) Approve the minutes of the June 24, 2026 Municipal Code Enforcement Board meeting as submitted in written summation.

3. New Business Items

- 3.1 [ID#26-0834](#) Continued from March 25, April 22, May 27 & June 24, 2026, Continue to September 23, 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)
- 3.2 [ID#26-0835](#) Continued from March 25, April 22, May 27, & June 24, 2026, Continue to September 23, 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)
- 3.3 [ID#26-0592](#) Continued from April 22, 2026 - Case 84-26 - Find respondent(s) **Mary G Realty Inc at 490 Mandalay Ave.** 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#26-0593](#) Continued from April 22, 2026 - Case 87-26 - Find respondent(s) **Gratus Filius Enterprises LLC at 1700 Gulf to Bay Blvd.** in violation of Code for Unsafe Building; and issue an order with the compliance deadline and fine if compliance is not met. (Larsen)
- 3.5 [ID#26-0836](#) Continued from June 24, 2026, Continue to August 26, 2026 - Case 119-26 - Find respondent(s) **Hasan Jehad Mz at 701 N Ft. Harrison Ave.** 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#26-0839](#) Case 130-26 - Find respondent(s) **Eduart & Elana Papadhami at 1316 Pierce St.** in violation of Code for Residential Grass Parking; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)
- 3.7 [ID#26-0840](#) WITHDRAWN - Case 131-26 - Find respondent(s) **Casabella Trust, SSSK Investments LLC Tre at 1365 Drew St.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)
- 3.8 [ID#26-0841](#) Case 132-26 - Find respondent(s) **Chandradat Ramnarain at 1475 Park 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#26-0842](#) Continue to August 26, 2026 - Case 133-26 - Find respondent(s) **Craig Parsons at 709 S Keystone Ave.** in violation of Code for Residential Grass Parking and Oversize Commercial Vehicle Parking; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)

- 3.10 [ID#26-0843](#) **Case 134-26** - Find respondent(s) **Deborah Hicks** at **1308 Roosevelt Ave.** in violation of Code for Exterior Surfaces and Community Garden Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Dixon)
- 3.11 [ID#26-0844](#) **WITHDRAWN - Case 135-26** - Find respondent(s) **Lahuti, A Ryan Tre, D & S Lahuti Rev Trust** at **700 Minnesota Dr.** 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. (Dixon)
- 3.12 [ID#26-0845](#) **Case 136-26** - Find respondent(s) **Voichita Soceanu & Meda Silagy-Jarda** at **2036 San Marino Way S.** in violation of Code for Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)
- 3.13 [ID#26-0848](#) **Case 137-26** - Find respondent(s) **South Florida Homeowner Solutions LLC** at **2048 Loma Linda Way S.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)
- 3.14 [ID#26-0849](#) **WITHDRAWN - Case 138-26** - Find respondent(s) **Salty Air Studios LLC** at **309 S Duncan Ave.** 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)
- 3.15 [ID#26-0850](#) **WITHDRAWN - Case 139-26** - Find respondent(s) **Shakuntala Kishore & Hemanth Kishore** at **301 S Pegasus Ave.** 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)
- 3.16 [ID#26-0851](#) **WITHDRAWN - Case 140-26** - Find respondent(s) **Richard & Linda Harrison** at **201 S Orion Ave.** 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)
- 3.17 [ID#26-0852](#) **Case 141-26** - Find respondent(s) **FTMC LLC** at **1627 Gulf to Bay Blvd.** in violation of Code for Signage without Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)
- 3.18 [ID#26-0853](#) **Case 142-26** - Find respondent(s) **MCT-202206 LLC, Triple Key LLC** at **810 S Missouri Ave.** in violation of Code for Signs Attached to Trees/Temporary Signs; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)
- 3.19 [ID#26-0854](#) **Continue to August 26, 2026 - Case 143-26** - Find respondent(s) **CBW Management LLC** at **415 Cleveland St.** in violation of Code for Café Seating Permit; and issue an order with the compliance deadline and fine if compliance is not met. (Mattocks)
- 3.20 [ID#26-0856](#) **Case 144-26** - Find respondent(s) **Shane & Sarah Scott** at **3136 San Pedro St.** in violation of Code for Abandoned Building; and issue an order with the compliance deadline and fine if compliance is not met. (Mattocks)

- 3.21 [ID#26-0857](#) **Continue to August 26, 2026 - Case 145-26** - Find respondent(s) **David Solomon at 880 Mandalay Ave. N911** 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#26-0858](#) **Case 147-26** - Find respondent(s) **A 5 J's LLC at 2620 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#26-0859](#) **Continue to September 23, 2026 - Case 148-26** - Find respondent(s) **Trueblood, Cheryl Tre, Street Dreams Irrev Trust at 1320 Springdale 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#26-0860](#) **Continue to August 26, 2026 - Case 149-26** - Find respondent(s) **Prince Capital Investments LLC at 1615 Drew St.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)
- 3.25 [ID#26-0861](#) **Case 150-26** - Find respondent(s) **Katina A Peduzzi at 2054 Rainbow 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#26-0862](#) **Continue to September 23, 2026 - Case 151-26** - Find respondent(s) **2930 Gulf to Bay Blvd. LLC at 2930 Gulf to Bay Blvd.** 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#26-0863](#) **Case 152-26** - Find respondent(s) **Ivan, Caruso Tre, 912 Seminole Street Land Trust at 912 Seminole St.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)
- 3.28 [ID#26-0864](#) **WITHDRAWN - Case 153-26** - Find respondent(s) **Bay Area Infectious Disease Center at 1407 Gulf to Bay Blvd.** in violation of Code for Housing Violations; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

4. Old Business Items

- 4.1 [ID#26-0874](#) **Case 70-23** - Consider request by petitioner(s) **Ayad Elayyan at 1383 Gulf to Bay Blvd.** to reduce the fine re Graffiti; 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.

5. Other Board Action

- 5.1 [ID#26-0869](#) Accept the Affidavits of Compliance as listed.

5.1.1 Case 87-17 Affidavit of Compliance

Andon Qipo & Irma Qipo
1330 Emily Ct.

Hauling Trailer - Stephens

5.1.2 Case 86-19 Affidavit of Compliance

Adil Tzekas
249 Bayside Dr.
Unsafe Building - Larsen

5.1.3 Case 40-22 Affidavit of Compliance

Denice Jordan
14 Seagrape Cir.
Permits - Reese

5.1.4 Case 71-25 Affidavit of Compliance

Collins, Ann S Est
1877 Springtime Ave.
Roof Maintenance - Dixon

5.1.5 Case 93-25 Affidavit of Compliance

Juan Ariel Silva
904 Vine Ave.
Residential Rental Business Tax Receipt - Dixon

5.1.6 Case 04-26 Affidavit of Compliance

Coryell, Lee Est
315 N Corona Ave.
Roof Maintenance - Kasman

5.1.7 Case 83-26 Affidavit of Compliance

D U N Investments Corp
435 Mandalay Ave.
Permits - Reese

5.1.8 Case 100-26 Affidavit of Compliance

Cody Roof
519 Florida Ave.
Short Term Rental & Residential Rental Business Tax Receipt - Green

5.1.9 Case 159-26 Affidavit of Compliance

William Lawrence Reese
1874 Greenhill Dr.
Lot Clearing - Kasman

5.2 [ID#26-0865](#) **Continue to August 26, 2026 - Case 34-26** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **William Black** at **2390 Willow Tree Trl.** for Unsafe Building. (Larsen)

- 5.3 [ID#26-0866](#) **Case 79-26** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Alexander Gabriychyk & Snezhana Gabriychyk at 1623 Windsor Pl.** for Permits (Pool). (Reese)
- 5.4 [ID#26-0867](#) **Continue to August 26, 2026 - Case 85-26** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Paresh Parikshak & Dhruti Parikshak at 440 S Gulfview Blvd. Unit 308** for Permits. (Reese)
- 5.5 [ID#26-0868](#) **Case 88-26** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Alexander Gabriychyk & Snezhana Gabriychyk at 1623 Windsor Pl.** for Permits (Room Addition). (Reese)
- 5.6 [ID#26-0875](#) Discuss Nuisance Abatement and Lien Reduction Process.

6. Nuisance Abatement Lien Filings

- 6.1 [ID#26-0877](#) **WITHDRAWN - Case 179-26** - Accept the Nuisance Abatement Lien for respondent(s) **Martinez Assets LLC at 1533 Drew 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. (Sudduth)
- 6.2 [ID#26-0903](#) **Case 186-26** - Accept the Nuisance Abatement Lien for respondent(s) **Ryan Smyth at 610 Yelvington Ave.** for Inoperable Vehicle; 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#26-0878](#) **Case 180-26** - Accept the Nuisance Abatement Lien for respondent(s) **Eliana Santos Torres & Jeodeni Vilas B Lima at 1215 Eldridge St.** for Inoperative Vehicle; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Dixon)
- 6.4 [ID#26-0879](#) **Case 181-26** - Accept the Nuisance Abatement Lien for respondent(s) **Joe Daniels at 1265 Palmetto St.** for Inoperative Vehicle; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Dixon)
- 6.5 [ID#26-0880](#) **Case 182-26** - Accept the Nuisance Abatement Lien for respondent(s) **Benjamin Hernandez at 1771 Townsend St.** for Public Health, Safety or Welfare Nuisance (Pool); and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Kasman)
- 6.6 [ID#26-0881](#) **Case 183-26** - Accept the Nuisance Abatement Lien for respondent(s) **Serge Dergham & Julianne Merchak at 769 Harbor Isl** 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)
- 6.7 [ID#26-0882](#) **Case 184-26** - Accept the Nuisance Abatement Lien for respondent(s) **IW Management LLC at 946 Lantana 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)
- 6.8 [ID#26-0898](#) **Case 185-26** - Accept the Nuisance Abatement Lien for respondent(s)

Thomas C Little Est at 1322 S Hillcrest 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. (Jehnzen)

- 6.9** [ID#26-0906](#) **Case 187-26** - Accept the Nuisance Abatement Lien for respondent(s) **Bridge SFR IV Seed Borrower LLC at 514 N Duncan 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