

City of Clearwater

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



Meeting Agenda

Wednesday, August 27, 2025

1:30 PM

Main Library - Council Chambers

Municipal Code Enforcement Board

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

- 2.1 [ID#25-0872](#) Approve the minutes of the July 23, 2025 Municipal Code Enforcement Board meeting as submitted in written summation.

3. Citizens to be Heard Regarding Items Not on the Agenda**4. New Business Items**

- 4.1 [ID#25-0777](#) **Case 71-25** - Find respondent(s) **Ann Collins at 1877 Springtime Ave.** in violation of Code for Roof Maintenance, Door & Window Openings, and Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Dixon)
- 4.2 [ID#25-0778](#) **Case 72-25** - Find respondent(s) **Carolyn Gravely-Moss at 1811 N. Ft. Harrison Ave.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Dixon)
- 4.3 [ID#25-0779](#) **Case 73-25** - Find respondent(s) **Rash Holdings LLC at 692 Bayway Blvd #405** in violation of Code for Short Term Rental; and issue an order with the compliance deadline and fine if compliance is not met. (Mulder)
- 4.4 [ID#25-0780](#) **Case 74-25** - Find respondent(s) **Trung Phan at 1408 Rogers 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)
- 4.5 [ID#25-0782](#) **Case 75-25** - Find respondent(s) **Burim Shala at 1261 Pierce St.** in violation of Code for Exterior Storage and Residential Rental Business Tax Receipt; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)
- 4.6 [ID#25-0783](#) **Case 76-25** - Find respondent(s) **Lika, Redzail & Mazmije Rev Trust at 9 Arcturas Ave** in violation of Code for 9 N Arcturas Ave.; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)
- 4.7 [ID#25-0784](#) **Case 77-25** - Find respondent(s) **Karen R Winter-Christy at 1184 S Duncan Ave.** in violation of Code for Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Jehnzen)
- 4.8 [ID#25-0785](#) **Case 78-25** - Find respondent(s) **Beverly J Hancock Tre at 26277 US Highway 19 N** in violation of Code for Sign Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)
- 4.9 [ID#25-0786](#) **Case 79-25** - Find respondent(s) **Gilbert Jannelli at 23611 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)
- 4.10 [ID#25-0787](#) **Case 80-25** - Find respondent(s) **Marcus Gauthier & Venice Kitchen at 108**

Evelyn Ave. in violation of Code for Parking Lot Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Mattocks)

- 4.11 [ID#25-0788](#) **WITHDRAWN - Case 81-25** - Find respondent(s) **James Marshall, Jr.** at **2025 Croydon Dr.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)
- 4.12 [ID#25-0792](#) **Case 88-25** - Find respondent(s) **J.S. Perry & Co** in violation of Code for Illicit Discharge at **839 Bay Esplanade**; and issue an order that specifies a fine as an irreversible violation and includes administrative costs and establishes a date payable. (Brown)

5. Old Business Items

- 5.1 [ID#25-0870](#) Accept the Affidavits of Compliance as listed.

5.1.1 Case 114-24 Affidavit of Compliance

Joseph Peter Sikoriski
826 Mandalay Ave.
Exterior Surfaces - Kasman

5.1.2 Case 09-25 Affidavit of Compliance

Tanner Tillung
1233 Sedeeva Cir
Lot Clearing - Dixon

5.1.3 Case 11-25 Affidavit of Compliance

Riti Investments LLC
1915 Drew St.
Sign Maintenance - Burghardt

5.1.4 Case 30-25 Affidavit of Compliance

William Black
2390 Willow Tree Trl
Inoperative Vehicle- Stephens

5.1.5 Case 50-25 Affidavit of Compliance

Logaland Corp
715 S Gulfview Blvd.
Fences & Walls - Kasman

5.1.6 Case 51-25 Affidavit of Compliance

Hernandez, Marcos R Pecunia
512 S Martin Luther King Jr. Ave.
Short Term Rental - Stephens

5.1.7 Case 56-25 Affidavit of Compliance

Christian & Antoinette Patton
835 Bruce Ave.
Lot Clearing - Kasman

5.1.8 Case 63-25 Affidavit of Compliance

Jacqueline & Edith Hunter
1110 Fairmont St.
Inoperative Vehicle - Dixon

5.1.9 Case 83-25 Affidavit of Compliance

Akira LLC
1916 Macomber Ave.
Lot Clearing - Dixon

- 5.2** [ID#25-0776](#) **WITHDRAWN - Case 11-25** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Riti Investments LLC** at **1915 Drew St.** for Sign Maintenance. (Burghardt)

6. Other Board Action

- 6.1** [ID#25-0866](#) Review changes to Rules and Regulations, Article IV - Order of Business and Article IX - Enforcement.

7. Nuisance Abatement Lien Filings

- 7.1** [ID#25-0850](#) **Case 100-25 (PNU2025-00844)** - Accept the Nuisance Abatement Lien for respondent(s) **JJJ Family LLLP** at **2171 Beecher Rd.** 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)
- 7.2** [ID#25-0851](#) **Case 101-25 (PNU2025-00926 & PNU2025-00927)** - Accept the Nuisance Abatement Lien for respondent(s) **Thomas C Little** at **1931 Ashland Dr.** for Lot Clearing and Inoperative Vehicle; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Kasman)
- 7.3** [ID#25-0852](#) **Case 102-25 (PNU2025-00804)** - Accept the Nuisance Abatement Lien for respondent(s) **Nathaniel Robinson & Ernest Bell** at **1730 Harbor 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. (Dixon)
- 7.4** [ID#25-0853](#) **Case 103-25 (PNU2025-00824)** - Accept the Nuisance Abatement Lien for respondent(s) **Edna Peacock Est** at **1822 Carlos 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. (Dixon)
- 7.5** [ID#25-0854](#) **Case 104-25 (PNU2025-00354 & PNU2025-00355)** - Accept the Nuisance Abatement Lien for respondent(s) **Ann S Collins Est** at **1877 Springtime Ave.** for Lot Clearing and Inoperative Vehicle; and issue an order with the compliance deadline and authorize the City to mitigate the violation if

compliance is not met. (Dixon)

- 7.6 [ID#25-0855](#) **Case 105-25 (PNU2025-00969)** - Accept the Nuisance Abatement Lien for respondent(s) **Berfin Akkayan & Yuksel Durman** at **1803 Apache Trl** 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)
- 7.7 [ID#25-0856](#) **Case 106-25 (PNU2025-00992)** - Accept the Nuisance Abatement Lien for respondent(s) **Okuboye, Julius A Revocable Living Trust** at **603 Marshall 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)
- 7.8 [ID#25-0857](#) **Case 107-25 (PNU2025-00993)** - Accept the Nuisance Abatement Lien for respondent(s) **Okuboye Julius A M D Rev Liv Trust** at **605 Marshall 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)
- 7.9 [ID#25-0858](#) **Case 108-25 (PNU2025-00991)** - Accept the Nuisance Abatement Lien for respondent(s) **Dorothy Clark** at **614 Marshall 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)
- 7.10 [ID#25-0859](#) **Case 109-25 (PNU2025-00881)** - Accept the Nuisance Abatement Lien for respondent(s) **Constantinos Pantazes & Dionysia Rev Trust** at **331 Harbor Psge** 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)
- 7.11 [ID#25-0863](#) **Case 110-25 (PNU2025-00841)** - Accept the Nuisance Abatement Lien for respondent(s) **Mark G 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)
- 7.12 [ID#25-0864](#) **Case 111-25 (PNU2025-00835)** - Accept the Nuisance Abatement Lien for respondent(s) **Skiff Point DP1 LLC** at **221 Skiff Pt** 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)

8. Adjourn