

City of Clearwater

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



Meeting Agenda

Wednesday, June 24, 2026

1:30 PM

Main Library - Council Chambers

Municipal Code Enforcement Board

1. Call To Order

2. Approval of Minutes

- 2.1 [ID#26-0764](#) Approve the minutes of the May 27, 2026 Municipal Code Enforcement Board meeting as submitted in written summation.

3. New Business Items

- 3.1 [ID#26-0591](#) **WITHDRAWN - Continued from April 22, 2026 - Case 82-26** - Find respondent(s) **T A H M S Borrower LLC at 1447 Fairmont St.** in violation of Code for Permits; and issue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#26-0716](#) **Continued from March 25, April 22, & May 27, 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)
- 3.3 [ID#26-0717](#) **Continued from March 25, April 22, & May 27, 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)
- 3.4 [ID#26-0718](#) **Continued from April 22, 2026 - Case 80-26** - Find respondent(s) **Andres Perez & Zoila Perez at 2021 N Betty Ln.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)
- 3.5 [ID#26-0720](#) **Case 107-26** - Find respondent(s) **Jose Luis Jones at 1834 N Washington Ave.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Dixon)
- 3.6 [ID#26-0721](#) **Case 108-26** - Find respondent(s) **Hugo Paz-Mateos & Anahi Mejia at 405 N Highland Ave.** in violation of Code for Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)
- 3.7 [ID#26-0722](#) **WITHDRAWN - Case 109-26** - Find respondent(s) **John and Edlima Gianfilippo at 8 N Neptune Ave.** in violation of Code for Residential Rental Business Tax Receipt; and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)
- 3.8 [ID#26-0723](#) **WITHDRAWN - Case 110-26** - Find respondent(s) **Kenneth and Cynthia Hoffman at 1285 S Betty Ln.** in violation of Code for Residential Rental Business Tax Receipt; and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. (Jehnzen)
- 3.9 [ID#26-0724](#) **WITHDRAWN - Case 111-26** - Find respondent(s) **AS Management LLC at 618 Woodlawn St.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Jehnzen)

- 3.10 [ID#26-0725](#) **WITHDRAWN - Case 112-26** - Find respondent(s) **Sand Key Assoc Ltd Partnership at 1160 Gulf Blvd.** in violation of Code for Sidewalk Signs; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)
- 3.11 [ID#26-0726](#) **Case 113-26** - Find respondent(s) **William Meisner, Jr. & Meagan Pettengell at 2967 Kenilwick Dr. N** in violation of Code for Short Term Rental; and issue an order with the compliance deadline and fine if compliance is not met. (Green)
- 3.12 [ID#26-0727](#) **Case 114-26** - Find respondent(s) **Eric and Amanda Ehrhardt at 819 Lantana Ave.** in violation of Code for Short Term Rental; and issue an order with the compliance deadline and fine if compliance is not met. (Green)
- 3.13 [ID#26-0728](#) **Case 115-26** - Find respondent(s) **SCI Pelican Walk LLC at 486 Poinsettia Ave.** in violation of Code for Outdoor Café Permit; and issue an order with the compliance deadline and fine if compliance is not met. (Mattocks)
- 3.14 [ID#26-0729](#) **Case 116-26** - Find respondent(s) **Victory 888 Inc at 604 Hart St.** in violation of Code for Outdoor Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Mattocks)
- 3.15 [ID#26-0730](#) **Case 117-26** - Find respondent(s) **Neil Isman and Erwin Isman at 1901 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)
- 3.16 [ID#26-0731](#) **Case 118-26** - Find respondent(s) **Brigadoon Clearwater Hmowns Assn Inc at 4400 Brigadoon Cir.** 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#26-0732](#) **Continue to July 22, 2026 - Case 119-26** - Find respondent(s) **Hasan Jihad 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)
- 3.18 [ID#26-0733](#) **WITHDRAWN - Case 120-26** - Find respondent(s) **McKorbelroy LLC at 1001 Mandalay Ave.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)
- 3.19 [ID#26-0734](#) **Case 121-26** - Find respondent(s) **Snezana Zelic and Marko Zelic at 908 Evelyn Ave.** in violation of Code for Oversize Vehicle Parking; and issue an order with the compliance deadline and fine if compliance is not met. (Hobbs)
- 3.20 [ID#26-0735](#) **Case 122-26** - Find respondent(s) **Nick Cheveresan & Octavia Cheveresan at 3113 San Mateo St.** in violation of Code for Trailer Parking; and issue an order with the compliance deadline and fine if compliance is not met. (Hobbs)

4. Old Business Items

- 4.1 [ID#26-0748](#) **Case 122-25** - Consider request by petitioner(s) **William Reece at 1390 S Hillcrest Ave.** to reduce the fine re Residential Rental Business Tax Receipt; 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.

- 4.2 [ID#26-0750](#) **Case 196-17** - Consider request by petitioner(s) **William Bassett at 301 Baker Ave.** to reduce the fine re Exterior Surfaces and Abandoned Building; 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#26-0749](#) Accept the Affidavits of Compliance as listed.
- 5.1.1 Case 104-25 Affidavit of Compliance
Collins, Ann S Est
1877 Springtime Ave.
Inoperative Vehicle & Lot Clearing - Dixon
- 5.1.2 Case 122-25 Affidavit of Compliance
William Joseph Reece
1390 S Hillcrest Ave.
Residential Rental Business Tax Receipt - Stephens
- 5.1.3 Case 162-25 Affidavit of Compliance
Karin A Friese
1755 Sunset Point Rd.
Inoperative Vehicle - Kasman
- 5.1.4 Case 60-26 Affidavit of Compliance
Tywan Hill Sr
707 S Lake Dr.
Permits - Reese
- 5.1.5 Case 74-26 Affidavit of Compliance
Juan Avella
2104 Brigadoon Dr.
Clean Roof - Daniels
- 5.1.6 Case 99-26 Affidavit of Compliance
Remzi Dalip
808 Normandy Rd.
Development Code Violation (Shed) - Jehnzen
- 5.2 [ID#26-0736](#) **Case 32-26** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Brendan Ryan-Buchanan at 4302 Brigadoon Cir.** for Permits. (Reese)

6. Nuisance Abatement Lien Filings

- 6.1 [ID#26-0719](#) **WITHDRAWN - Continued from May 27, 2026 - Case 125-26** - Accept the

Nuisance Abatement Lien for respondent(s) **Reba Harrison at 618 Brookside 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. (Sudduth)

- 6.2 [ID#26-0744](#) **Case 154-26** - Accept the Nuisance Abatement Lien for respondent(s) **Corniglia Enterprises LLC at 510 Brookside 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. (Sudduth)
- 6.3 [ID#26-0745](#) **Case 155-26** - Accept the Nuisance Abatement Lien for respondent(s) **Plov Management LLC at 1116 Amble Ln.** 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)
- 6.4 [ID#26-0746](#) **Case 156-26** - Accept the Nuisance Abatement Lien for respondent(s) **Teal Crest Properties LLC at 1002 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)
- 6.5 [ID#26-0747](#) **Case 157-26** - 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)
- 6.6 [ID#26-0751](#) **Case 158-26** - Accept the Nuisance Abatement Lien for respondent(s) **Matt Allen, 1260 Wellington LLC at 1260 Wellington 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. (Jehnzen)
- 6.7 [ID#26-0762](#) **Case 159-26** - Accept the Nuisance Abatement Lien for respondent(s) **William Lawrence Reese at 1874 Greenhill 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)

7. Adjourn