

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

**AFFIDAVIT OF COMPLIANCE**

City of Clearwater, Florida  
Petitioner

MCEB Case Number: 43-15  
City Case Number: CDC2014-00720

vs.

HERCULANO DE LA CRUZ  
107 N DUNCAN AVE  
CLEARWATER, FL 33755-6114  
Respondent


RECEIVED  
OCT 21 2024

Re: 107 N DUNCAN AVE

CITY CLERK DEPARTMENT

I, Shelby Brown, have personally examined the property described in the Municipal Code Enforcement Board Order dated August 26, 2015 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 10/3/2024.

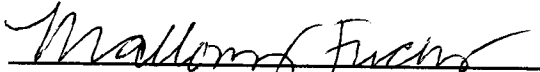
  
\_\_\_\_\_  
Shelby Brown

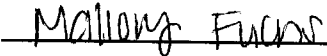
STATE OF FLORIDA  
COUNTY OF PINELLAS

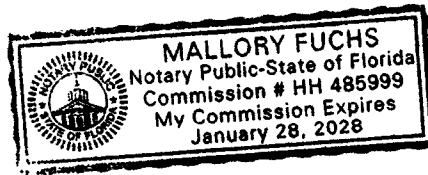
SWORN AND SUBSCRIBED before me by means of  physical presence or \_\_\_\_\_ online notarization on this 18th day of October, 2024, by Shelby Brown.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification

  
\_\_\_\_\_  
(Notary Signature)

  
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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: 45-15  
City Case Number: CDC2015-00197

vs.

309 AVANDA LAND TRUST  
ZHUTAJ, FLORINA TRE  
1960 UNION ST APT 30  
CLEARWATER, FL 33763-2255  
Respondent

RECEIVED  
OCT 21 2024

CITY CLERK DEPARTMENT


Re: 309 AVANDA CT

I, Shelby Brown, have personally examined the property described in the Municipal Code Enforcement Board Order dated August 26, 2015 in the above mentioned case, and find that said property is now in compliance with

3-1403.A. - **\*\*Parking Lot Surfaces\*\*** Permanent Surface. Except as otherwise permitted in subsection (B) of this section, all unenclosed parking lots, spaces, vehicular accessways and driveways shall be improved with a permanent all-weather paving material which is graded to drain stormwater.

3-1502.K.4. - **\*\*PARKING LOT SURFACES\*\*** Parking lot and driveway surfaces shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such surface free of pot holes, litter, trash, debris, equipment, weeds, dead vegetation and refuse and shall promptly repair cracked or heaved parking lot surfaces.

the City of Clearwater Code of Ordinance, as of 9/12/2024.

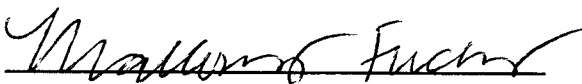
  
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Shelby Brown

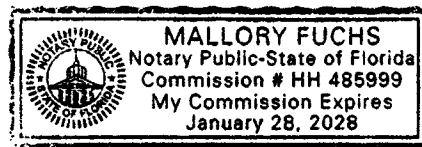
STATE OF FLORIDA  
COUNTY OF PINELLAS

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MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

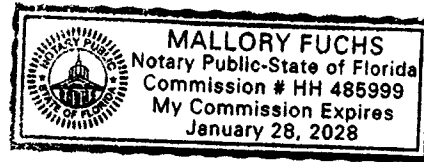
**AFFIDAVIT OF COMPLIANCE**

MCEB Case Number: 45-15

City Case Number: CDC2015-00197

Mallory Fuchs

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: 45-15  
City Case Number: CDC2015-00199

vs.

309 AVANDA LAND TRUST  
ZHUTAJ, FLORINA TRE  
1960 UNION ST APT 30  
CLEARWATER, FL 33763-2255  
Respondent

RECEIVED

OCT 21 2024

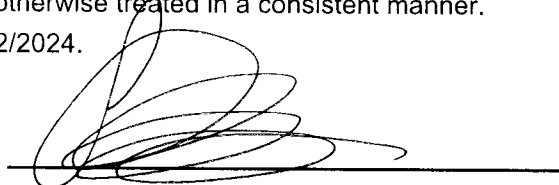
CITY CLERK DEPARTMENT

Re: 309 AVANDA CT

I, Shelby Brown, have personally examined the property described in the Municipal Code Enforcement Board Order dated August 26, 2015 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. 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 9/12/2024.



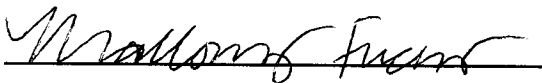
Shelby Brown

STATE OF FLORIDA  
COUNTY OF PINELLAS

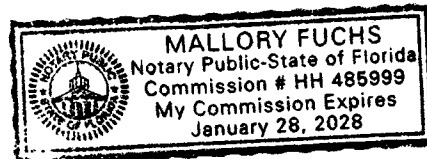
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MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

AFFIDAVIT OF COMPLIANCE

City of Clearwater, Florida  
Petitioner

MCEB Case Number: 123-16  
City Case Number: CDC2016-01157

vs.

IVONNE PINEDA LANDA  
806 TURNER ST  
CLEARWATER, FL 33756-5634  
Respondent

RECEIVED

OCT 21 2024

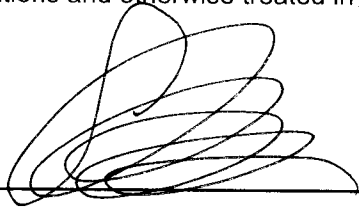
Re: 806 TURNER ST

CITY CLERK DEPARTMENT

I, Shelby Brown, have personally examined the property described in the Municipal Code Enforcement Board Order dated November 16, 2016 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 9/12/2024.

  
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Shelby Brown

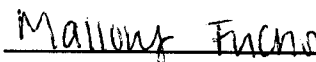
STATE OF FLORIDA  
COUNTY OF PINELLAS

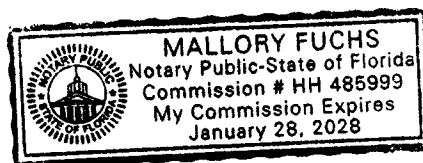
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MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

**AFFIDAVIT OF COMPLIANCE**

City of Clearwater, Florida  
Petitioner

MCEB Case Number: 196-17  
City Case Number: CDC2017-01702

vs.

BASSETT, WILLIAM L TRUST  
BASSETT, MARGARET J TRUST  
960 14TH AVE S  
SAFETY HARBOR, FL 34695-4122  
Respondent

RECEIVED

OCT 21 2024

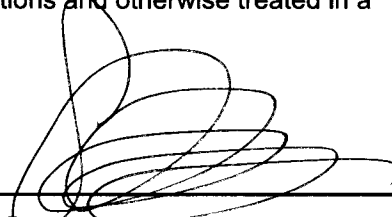
Re: 301 BAKER AVE

CITY CLERK DEPARTMENT

I, Shelby Brown, have personally examined the property described in the Municipal Code Enforcement Board Order dated December 20, 2017 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 10/4/2024.

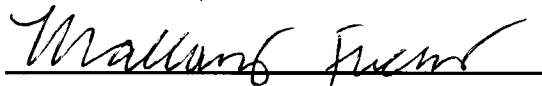
  
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Shelby Brown

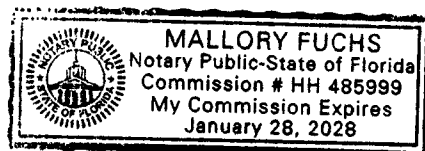
STATE OF FLORIDA  
COUNTY OF PINELLAS

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MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

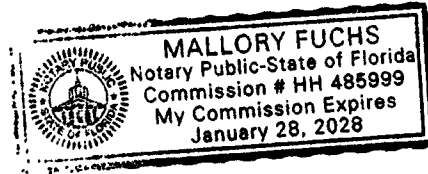
**AFFIDAVIT OF COMPLIANCE**

MCEB Case Number: 196-17

City Case Number: CDC2017-01702

Mallory Fuchs

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: 196-17  
City Case Number: PNU2017-01080

vs.

BASSETT, WILLIAM L TRUST  
BASSETT, MARGARET J TRUST  
960 14TH AVE S  
SAFETY HARBOR, FL 34695-4122  
Respondent

Re: 301 BAKER AVE

I, Shelby Brown, have personally examined the property described in the Municipal Code Enforcement Board Order dated December 20, 2017 in the above mentioned case, and find that said property is now in compliance with

3-1503.A. - **\*\*NUISANCE\*\*** No person owning, leasing, operating, occupying or having control of any premises within the City shall maintain, keep or permit any nuisance (as defined in Section 8-102.) affecting the citizens of the City.

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.2. - **\*\*ABANDONED BUILDINGS\*\*** Buildings which are abandoned, boarded up, partially destroyed, or left for a period of six (6) months in a state of partial construction are declared to be 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.

3-1503.B.9. - **\*\*Other Nuisance Condition\*\*** Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

the City of Clearwater Code of Ordinance, as of 10/4/2024.

  
Shelby Brown

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of  physical presence or \_\_\_\_\_ online notarization on this 21st day of October, 2024, by Shelby Brown.

PERSONALLY KNOWN TO ME  
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MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

**AFFIDAVIT OF COMPLIANCE**

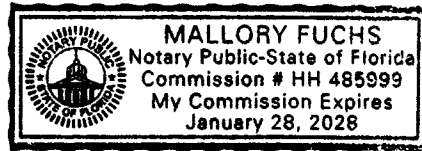
MCEB Case Number: 196-17

City Case Number: PNU2017-01080

Type of Identification

Mallory Fuchs  
(Notary Signature)

Mallory Fuchs  
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: 120-18  
City Case Number: CDC2018-00605

vs.

VERONICA ZERMAN  
3820 LOMITAS DR  
LOS ANGELES, CA 90032-1422  
Respondent

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OCT 21 2024

CITY CLERK DEPARTMENT

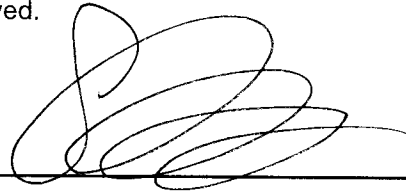
Re: 301 N MADISON AVE

I, Shelby Brown, have personally examined the property described in the Municipal Code Enforcement Board Order dated September 26, 2018 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.

3-1502.C.3. - **\*\*Windows/Maintenance\*\*** Windows shall be maintained in an unbroken and clean state. No window shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building facade using wall materials and window detailing comparable with any upper floors and the building facade in general. All damaged or broken windows shall be promptly restored, repaired or replaced. All awnings, screens or canopies facing or visible from the public right-of-way shall be maintained in a good and attractive condition and torn, loose and/or bleached awnings, screens or canopies shall be promptly replaced, repaired or removed.

the City of Clearwater Code of Ordinance, as of 9/12/2024.



Shelby Brown

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or \_\_\_\_\_ online notarization on this 17th day of October, 2024, by Shelby Brown.

- PERSONALLY KNOWN TO ME
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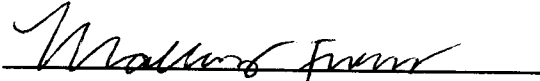
MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

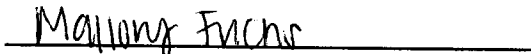
**AFFIDAVIT OF COMPLIANCE**

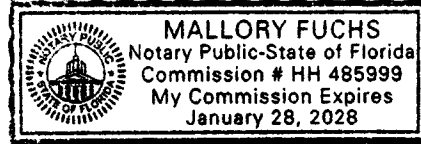
MCEB Case Number: 120-18

City Case Number: CDC2018-00605

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: 120-18  
City Case Number: CDC2018-00728

vs.

VERONICA ZERMAN  
3820 LOMITAS DR  
LOS ANGELES, CA 90032-1422  
Respondent

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OCT 21 2024

CITY CLERK DEPARTMENT

Re: 301 N MADISON AVE

I, Shelby Brown, have personally examined the property described in the Municipal Code Enforcement Board Order dated September 26, 2018 in the above mentioned case, and find that said property is now in compliance with

3-1502.K.4. - **\*\*PARKING LOT SURFACES\*\*** Parking lot and driveway surfaces shall be maintained in a safe and clean condition by the owner of the parcel of land. The owner shall, at a minimum, keep such surface free of pot holes, litter, trash, debris, equipment, weeds, dead vegetation and refuse and shall promptly repair cracked or heaved parking lot surfaces.

3-1403.A. - **\*\*Parking Lot Surfaces\*\* Permanent Surface.** Except as otherwise permitted in subsection (B) of this section, all unenclosed parking lots, spaces, vehicular accessways and driveways shall be improved with a permanent all-weather paving material which is graded to drain stormwater.

the City of Clearwater Code of Ordinance, as of 9/12/2024.



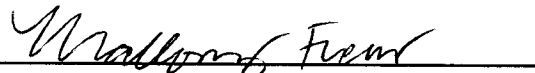
Shelby Brown

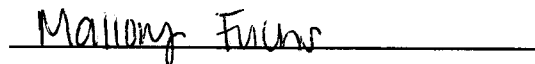
STATE OF FLORIDA  
COUNTY OF PINELLAS

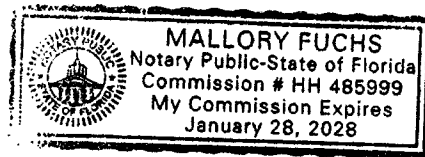
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Type of Identification

  
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(Notary Signature)

  
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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: 21-21  
City Case Number: CDC2020-01764

vs.

FREDERICK S BACHMANN  
1006 TURNER ST  
CLEARWATER, FL 33756-5632  
Respondent

RECEIVED  
OCT 21 2024

Re: 1425 GULF TO BAY BLVD

CITY CLERK DEPARTMENT

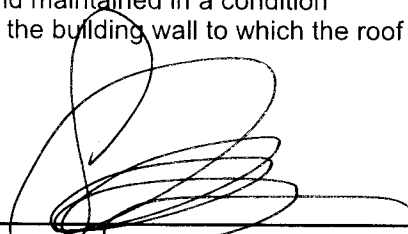
I, Shelby Brown, have personally examined the property described in the Municipal Code Enforcement Board Order dated February 24, 2021 in the above mentioned case, and find that said property is now in compliance with

3-1502.D.1. - **\*\*ROOF MAINTENANCE\*\*** All roofs shall be maintained in a safe, secure and watertight condition.

3-1502.D.3. - **\*\*Clean Roof\*\*** Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.

3-1502.D.5. - **\*\*False Roof Elements\*\*** Any false roof, mansard or similar roof element or other auxiliary structure on the roof shall be finished and maintained in a condition comparable to and compatible with the exterior side of the building wall to which the roof element abuts.

the City of Clearwater Code of Ordinance, as of 9/19/2024.

  
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Shelby Brown

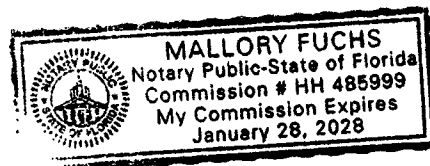
STATE OF FLORIDA  
COUNTY OF PINELLAS

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MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

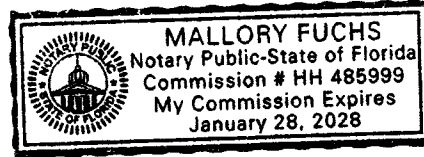
**AFFIDAVIT OF COMPLIANCE**

MCEB Case Number: 21-21

City Case Number: CDC2020-01764

Mallory Fuchs

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: 125-23  
City Case Number: PNU2023-00562

vs.

OAKMONT RESERVE PROPERTIES  
LLC  
7686 FISHEL DR N STE B  
DUBLIN, OH 43016-8746  
Respondent

RECEIVED

OCT 29 2024

CITY CLERK DEPARTMENT

Re: 3010 OAKMONT DR

I, Shelby Brown, have personally examined the property described in the Municipal Code Enforcement Board Order dated November 29, 2023 in the above mentioned case, and find that said property is now in compliance with

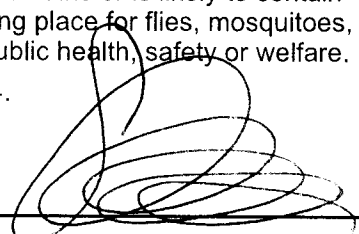
3-1503.B.1. - **\*\*PUBLIC NUISANCE CONDITION\*\*** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

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.

3-1503.B.7. - **\*\*LOT CLEARING VIOLATION\*\*** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12'') inches, or the accumulation of debris upon property within the City of Clearwater.

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 10/28/2024.

  
\_\_\_\_\_  
Shelby Brown

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 28th day of October, 2024, by Shelby Brown.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

**AFFIDAVIT OF COMPLIANCE**

MCEB Case Number: 125-23

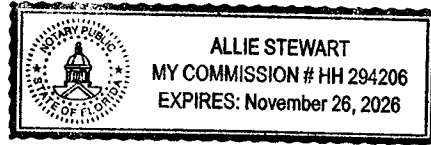
City Case Number: PNU2023-00562

*Allie Stewart*

(Notary Signature)

*Allie Stewart*

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: 12-24  
City Case Number: CDC2023-01499

vs.

ROBERT S WILLIAMS  
JACQUELYN K PLASKA  
1706 CYPRESS AVE  
BELLEAIR, FL 33756-1514  
Respondent

RECEIVED

SEP 30 2024

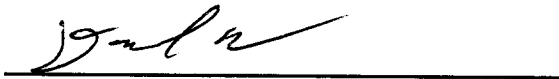
CITY CLERK DEPARTMENT

Re: 1606 N OSCEOLA AVE

I, Daniel Kasman, have personally examined the property described in the Municipal Code Enforcement Board Order dated February 28, 2024 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 9/25/2024.



Daniel Kasman

STATE OF FLORIDA  
COUNTY OF PINELLAS

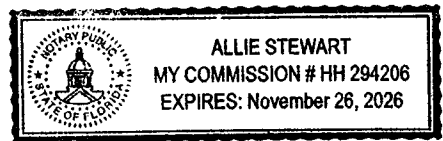
SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 25th day of September, 2024, by Daniel Kasman.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

\_\_\_\_\_ Type of Identification



(Notary Signature)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

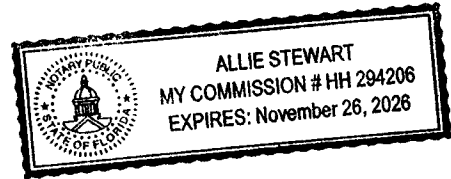
**AFFIDAVIT OF COMPLIANCE**

Allie Stewart

Name of Notary (typed, printed, stamped)

MCEB Case Number: 12-24

City Case Number: CDC2023-01499



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

**AFFIDAVIT OF COMPLIANCE**

City of Clearwater, Florida  
Petitioner

MCEB Case Number: 15-24  
City Case Number: PNU2023-01131

vs.

VIVIAN W MOUZON  
606 FAIRMONT ST  
CLEARWATER, FL 33755-2503  
Respondent

Re: 606 FAIRMONT ST

I, Gregory Dixon, have personally examined the property described in the Municipal Code Enforcement Board Order dated February 28, 2024 in the above mentioned case, and find that said property is now in compliance with

3-1503.A. - **\*\*NUISANCE\*\*** No person owning, leasing, operating, occupying or having control of any premises within the City shall maintain, keep or permit any nuisance (as defined in Section 8-102.) affecting the citizens of the City.

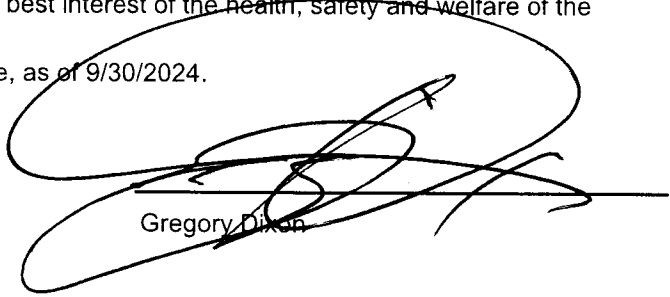
3-1503.B.1. - **\*\*PUBLIC NUISANCE CONDITION\*\*** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

3-1503.B.2. - **\*\*ABANDONED BUILDINGS\*\*** Buildings which are abandoned, boarded up, partially destroyed, or left for a period of six (6) months in a state of partial construction are declared to be 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.

3-1503.B.9. - **\*\*Other Nuisance Condition\*\*** Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

the City of Clearwater Code of Ordinance, as of 9/30/2024.



Gregory Dixon

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 30th day of September, 2024, by Gregory Dixon.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

**AFFIDAVIT OF COMPLIANCE**

MCEB Case Number: 15-24

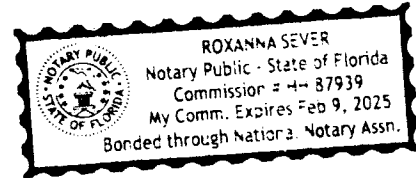
City Case Number: PNU2023-01131

Roxanna Sever

(Notary Signature)

Roxanna Sever

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: 15-24  
City Case Number: CDC2023-01625

vs.

VIVIAN W MOUZON  
606 FAIRMONT ST  
CLEARWATER, FL 33755-2503  
Respondent

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OCT 01 2024

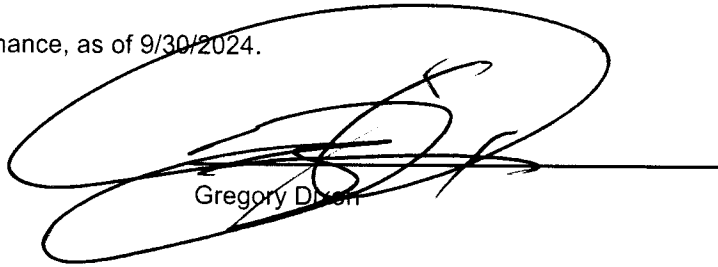
CITY CLERK DEPARTMENT

Re: 606 FAIRMONT ST

I, Gregory Dixon, have personally examined the property described in the Municipal Code Enforcement Board Order dated February 28, 2024 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 9/30/2024.

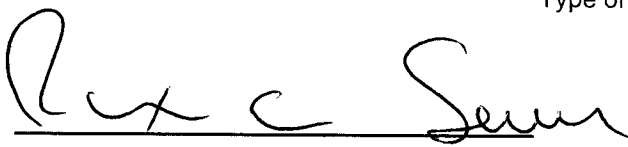
  
Gregory Dixon

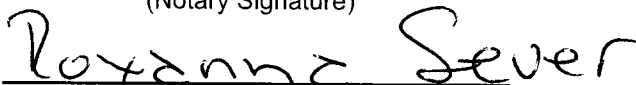
STATE OF FLORIDA  
COUNTY OF PINELLAS

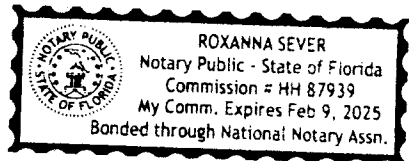
SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 30th day of September, 2024, by Gregory Dixon.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

\_\_\_\_\_ Type of Identification

  
\_\_\_\_\_  
(Notary Signature)

  
\_\_\_\_\_  
Roxanna Sever



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

**AFFIDAVIT OF COMPLIANCE**

City of Clearwater, Florida  
Petitioner

MCEB Case Number: 15-24  
City Case Number: CDC2023-01626

vs.

VIVIAN W MOUZON  
606 FAIRMONT ST  
CLEARWATER, FL 33755-2503  
Respondent

RECEIVED  
OCT 01 2024

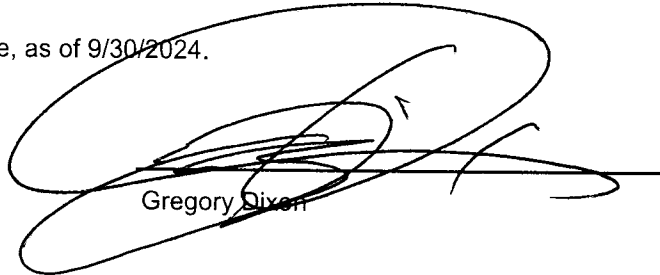
Re: 606 FAIRMONT ST

CITY CLERK DEPARTMENT

I, Gregory Dixon, have personally examined the property described in the Municipal Code Enforcement Board Order dated February 28, 2024 in the above mentioned case, and find that said property is now in compliance with

3-1502.D.1. - **\*\*ROOF MAINTENANCE\*\*** All roofs shall be maintained in a safe, secure and watertight condition.

the City of Clearwater Code of Ordinance, as of 9/30/2024.



Gregory Dixon

STATE OF FLORIDA  
COUNTY OF PINELLAS

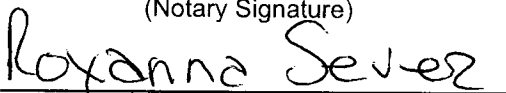
SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 30th day of September, 2024, by Gregory Dixon.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

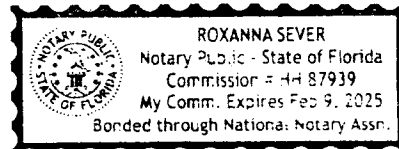
\_\_\_\_\_ Type of Identification



(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: 18-24  
City Case Number: CDC2023-01243

vs.

GILBERT G JANNELLI  
909 S FORT HARRISON AVE  
CLEARWATER, FL 33756-3903  
Respondent

RECEIVED

SEP 20 2024

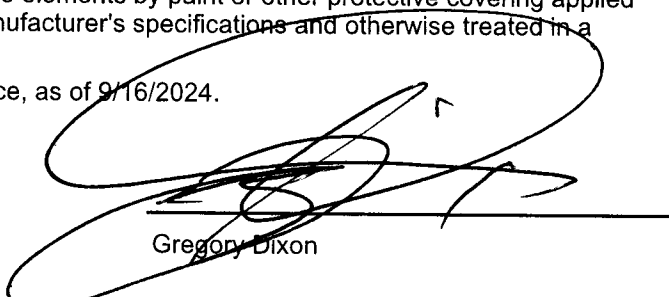
CITY CLERK DEPARTMENT

Re: 1871 DOUGLAS AVE

I, Gregory Dixon, have personally examined the property described in the Municipal Code Enforcement Board Order dated February 28, 2024 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 9/16/2024.



Gregory Dixon

STATE OF FLORIDA  
COUNTY OF PINELLAS

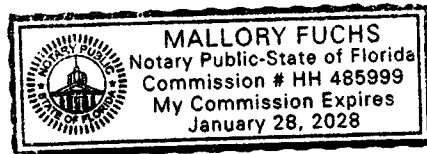
SWORN AND SUBSCRIBED before me by means of X physical presence or \_\_\_\_\_ online notarization on this 19th day of September, 2024, by Gregory Dixon.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

\_\_\_\_\_ Type of Identification

Mallory Fuchs  
(Notary Signature)

Mallory Fuchs



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

**AFFIDAVIT OF COMPLIANCE**

City of Clearwater, Florida  
Petitioner

MCEB Case Number: 18-24  
City Case Number: PNU2023-00690

vs.

GILBERT G JANNELLI  
909 S FORT HARRISON AVE  
CLEARWATER, FL 33756-3903  
Respondent

Re: 1871 DOUGLAS AVE

I, Gregory Dixon, have personally examined the property described in the Municipal Code Enforcement Board Order dated February 28, 2024 in the above mentioned case, and find that said property is now in compliance with

3-1503.A. - **\*\*NUISANCE\*\*** No person owning, leasing, operating, occupying or having control of any premises within the City shall maintain, keep or permit any nuisance (as defined in Section 8-102.) affecting the citizens of the City.

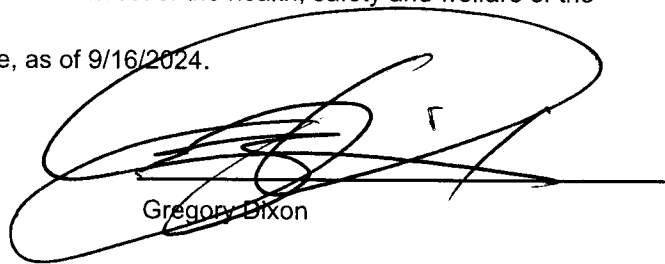
3-1503.B.1. - **\*\*PUBLIC NUISANCE CONDITION\*\*** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

3-1503.B.2. - **\*\*ABANDONED BUILDINGS\*\*** Buildings which are abandoned, boarded up, partially destroyed, or left for a period of six (6) months in a state of partial construction are declared to be 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.

3-1503.B.9. - **\*\*Other Nuisance Condition\*\*** Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

the City of Clearwater Code of Ordinance, as of 9/16/2024.



Gregory Dixon

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 19th day of September, 2024, by Gregory Dixon.

PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification




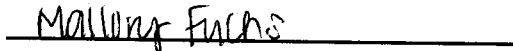
MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

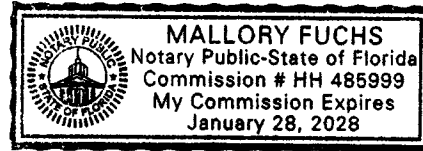
**AFFIDAVIT OF COMPLIANCE**

MCEB Case Number: 18-24

City Case Number: PNU2023-00690

  
\_\_\_\_\_  
(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: 80-24  
City Case Number: PNU2024-00457

vs.

JESSIE H WILLIAMS  
1320 SPRINGDALE ST  
CLEARWATER, FL 33755-2740  
Respondent

Re: 1320 SPRINGDALE ST

I, Gregory Dixon, have personally examined the property described in the Municipal Code Enforcement Board Order dated May 22, 2024 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 11/14/2024.



Gregory Dixon

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or \_\_\_\_\_ online notarization on this 14th day of November, 2024, by Gregory Dixon.



PERSONALLY KNOWN TO ME

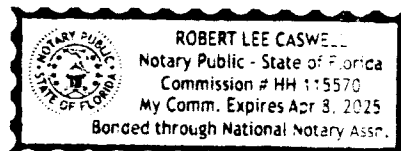


PRODUCED AS IDENTIFICATION

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Type of Identification



(Notary Signature)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

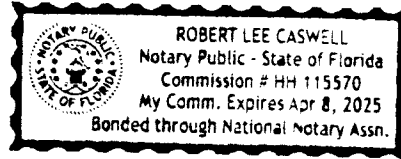
**AFFIDAVIT OF COMPLIANCE**

MCEB Case Number: 80-24

City Case Number: PNU2024-00457

*Robert Caswell*

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: 96-24  
City Case Number: PNU2024-00615

vs.

MARIA JOSLYN  
NEILON ANDERSON JOSLYN  
1350 BYRON DR  
CLEARWATER, FL 33756-6513  
Respondent

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NOV 07 2024

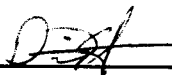
CITY CLERK DEPARTMENT

Re: 1350 BYRON DR

I, David Jehnzen, have personally examined the property described in the Municipal Code Enforcement Board Order dated July 26, 2024 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 8/13/2024.



David Jehnzen

STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 6th day of November, 2024, by David Jehnzen.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

\_\_\_\_\_   
Type of Identification



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

**AFFIDAVIT OF COMPLIANCE**

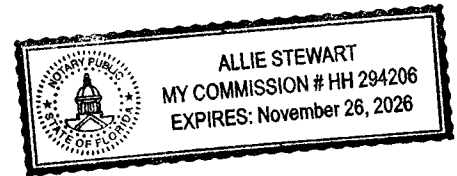
MCEB Case Number: 96-24

City Case Number: PNU2024-00615

(Notary Signature)

Allie Stewart

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: 133-24  
City Case Number: PNU2024-01014

vs.

JOSEPH V NARDUZZO  
403 W 2ND ST  
BOSTON, MA 02127-1346  
Respondent

RECEIVED

SEP 24 2024

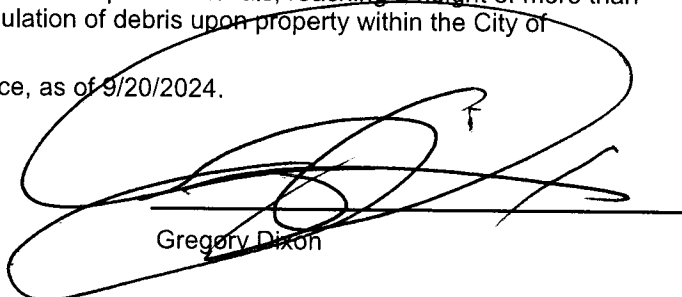
CITY CLERK DEPARTMENT

Re: 1320 OVERLEA ST

I, Gregory Dixon, have personally examined the property described in the Municipal Code Enforcement Board Order dated August 28, 2024 in the above mentioned case, and find that said property is now in compliance with

3-1503.B.7. - **\*\*LOT CLEARING VIOLATION\*\*** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12") inches, or the accumulation of debris upon property within the City of Clearwater.

the City of Clearwater Code of Ordinance, as of 9/20/2024.



Gregory Dixon

STATE OF FLORIDA  
COUNTY OF PINELLAS

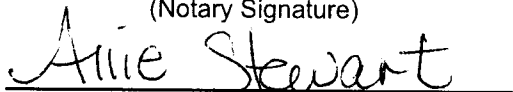
SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 20th day of September, 2024, by Gregory Dixon.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

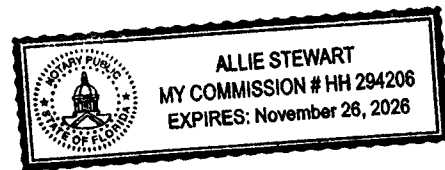
\_\_\_\_\_   
Type of Identification



(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: 138-24  
City Case Number: PNU2024-01002

vs.

ARKA HOMES LLC  
16310 MUIRFIELD DR  
ODESSA, FL 33556-5423  
Respondent

RECEIVED

OCT 02 2024

CITY CLERK DEPARTMENT

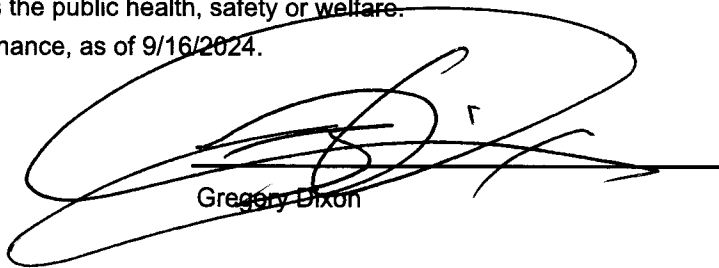
Re: 1465 SAN JUAN CT

I, Gregory Dixon, have personally examined the property described in the Municipal Code Enforcement Board Order dated August 28, 2024 in the above mentioned case, and find that said property is now in compliance with

3-1503.B.7. - **\*\*LOT CLEARING VIOLATION\*\*** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12") inches, or the accumulation of debris upon property within the City of Clearwater.

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 9/16/2024.



Gregory Dixon

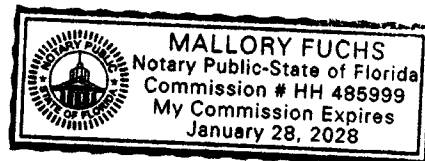
STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 1st day of October, 2024, by Gregory Dixon.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification

  
(Notary Signature)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

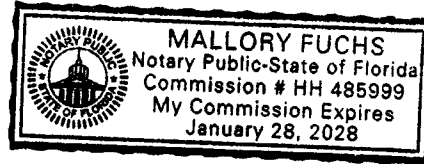
**AFFIDAVIT OF COMPLIANCE**

MCEB Case Number: 138-24

City Case Number: PNU2024-01002

Mallory Fuchs

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: 146-24  
City Case Number: PNU2024-01053

vs.

RONALD GLENN, MCDONALD  
SHELLEY ADELE, MCDONALD  
210 PALM IS SW  
CLEARWATER, FL 33767-1940  
Respondent


Re: 210 PALM ISL

I, Daniel Kasman, have personally examined the property described in the Municipal Code Enforcement Board Order dated August 28, 2024 in the above mentioned case, and find that said property is now in compliance with

3-1503.B.7. - **\*\*LOT CLEARING VIOLATION\*\*** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12'') inches, or the accumulation of debris upon property within the City of Clearwater.

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 9/19/2024.

  
\_\_\_\_\_  
Daniel Kasman

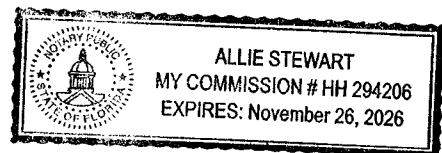
STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 19th day of September, 2024, by Daniel Kasman.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification

  
\_\_\_\_\_  
(Notary Signature)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

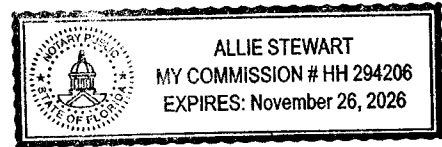
**AFFIDAVIT OF COMPLIANCE**

Allie Stewart

Name of Notary (typed, printed, stamped)

MCEB Case Number: 146-24

City Case Number: PNU2024-01053



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

**AFFIDAVIT OF COMPLIANCE**

City of Clearwater, Florida  
Petitioner

MCEB Case Number: 156-24  
City Case Number: PNU2024-01134

vs.

MBBS FLIP FUND LLC  
125 NE 32ND ST UNIT 1703  
MIAMI, FL 33127  
Respondent

RECEIVED

OCT 29 2024

Re: 1391 BOYLAN AVE

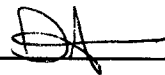
CITY CLERK DEPARTMENT

I, David Jehnzen, have personally examined the property described in the Municipal Code Enforcement Board Order dated September 25, 2024 in the above mentioned case, and find that said property is now in compliance with

3-1503.B.7. - **\*\*LOT CLEARING VIOLATION\*\*** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12") inches, or the accumulation of debris upon property within the City of Clearwater.

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 10/28/2024.



David Jehnzen

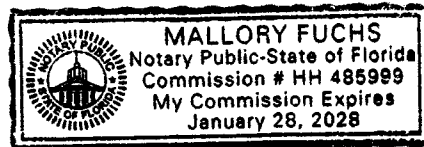
STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 28th day of October, 2024, by David Jehnzen.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification

  
(Notary Signature)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER,  
FLORIDA

**AFFIDAVIT OF COMPLIANCE**

MCEB Case Number: 156-24

City Case Number: PNU2024-01134

Mallory Fuchs  
Name of Notary (typed, printed, stamped)

