

# City of Clearwater

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



## Meeting Agenda

**Wednesday, November 20, 2024**

**1:30 PM**

**Main Library - Council Chambers**

**Municipal Code Enforcement Board**

## 1. Call To Order

## 2. Approval of Minutes

- 2.1 [ID#24-1485](#) Approve the minutes of the August 28, 2024 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- 4.1 [ID#24-1347](#) **WITHDRAWN - Continued from July 24, 2024 - Case 87-24** - Find respondent(s) **TOWER4ONBAY LLC** at **534 Bay Ave.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)
- 4.2 [ID#24-1348](#) **WITHDRAWN - Case 112-24** - Find respondent(s) **Valerie and Christopher Paitakis** at **407 S Hillcrest Ave.** in violation of Code for Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)
- 4.3 [ID#24-1349](#) **WITHDRAWN - Case 116-24** - Find respondent(s) **Perla and Bujan Pojani** at **605 Alden Ave.** in violation of Code for Door and Window Openings and Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)
- 4.4 [ID#24-1350](#) **WITHDRAWN - Case 118-24** - Find respondent(s) **Thon Prum and Tho Do** at **1780 N Fort Harrison Ave.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)
- 4.5 [ID#24-1351](#) **WITHDRAWN - Case 120-24** - Find respondent(s) **Maria and Neilon Anderson Joslyn** at **1350 Byron Dr.** in violation of Code for Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Jehnzen)
- 4.6 [ID#24-1352](#) **WITHDRAWN - Case 123-24** - Find respondent(s) **Randall Scott Evans** at **1701 N Ft. Harrison Ave.** in violation of Code for Prohibited Signage; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)

- 4.7 [ID#24-1353](#) **WITHDRAWN - Case 124-24** - Find respondent(s) **Ferman of Countryside LLC** at **24825 US Highway 19 N** in violation of Code for Prohibited Signage; and issue an order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)
- 4.8 [ID#24-1354](#) **WITHDRAWN - Case 125-24** - Find respondent(s) **Ferman of Countryside LLC** at **24825 US Highway 19 N** in violation of Code for Temporary Signs; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)
- 4.9 [ID#24-1355](#) **WITHDRAWN - Case 146-24** - Find respondent(s) **A Real Agape LLC** at **220 S Hillcrest Ave.** in violation of Code for Fences and Walls; and issue an order with the compliance deadline and fine if compliance is not met. (Brown)

## **5. Old Business Items**

- 5.1 [ID#24-1484](#) Accept the Affidavits of Compliance as listed.
- 5.1.1 Case 43-15 Affidavit of Compliance**  
Herculano De La Cruz  
107 N Duncan Ave.  
Exterior Storage, Parking Lot Surfaces, and Exterior Surfaces - Brown
- 5.1.2 Case 123-16 Affidavit of Compliance**  
Ivonne Pineda Landa  
806 Turner St.  
Exterior Surfaces - Brown
- 5.1.3 Case 196-17 Affidavit of Compliance**  
Basset, William and Margaret Trust  
301 Baker Ave.  
Exterior Surfaces and Abandoned Building - Brown
- 5.1.4 Case 120-18 Affidavit of Compliance**  
Veronica Zerman  
301 N Madison Ave.  
Exterior Surfaces and Parking Lot Surfaces - Brown
- 5.1.5 Case 21-21 Affidavit of Compliance**  
Frederick Bachmann  
1425 Gulf to Bay Blvd.  
Roof Maintenance - Brown
- 5.1.6 Case 125-23 Affidavit of Compliance**  
Oakmont Reserve Properties LLC

3010 Oakmont Dr.  
Public Health, Safety, and Welfare Nuisance (Pool) - Brown

**5.1.7 Case 12-24 Affidavit of Compliance**

Robert Williams and Jacquelyn Plaska  
1606 N Osceola Ave.  
Exterior Surfaces - Kasman

**5.1.8 Case 15-24 Affidavit of Compliance**

Vivian Mouzon  
606 Fairmont St.  
Abandoned Building, Exterior Surfaces, and Roof Maintenance - Dixon

**5.1.9 Case 18-24 Affidavit of Compliance**

Gilbert Jannelli  
1871 Douglas Ave.  
Exterior Surfaces and Abandoned Building - Dixon

**5.1.10 Case 80-24 Affidavit of Compliance**

Jessie Williams  
1320 Springdale St.  
Inoperative Vehicle - Dixon

**5.1.11 Case 96-24 Affidavit of Compliance**

Maria and Neilon Joslyn  
1350 Byron Dr.  
Inoperative Vehicle - Jehnzen

**5.1.12 Case 133-24 Affidavit of Compliance**

Joseph Narduzzo  
1320 Overlea St.  
Lot Clearing - Dixon

**5.1.13 Case 138-24 Affidavit of Compliance**

Arka Homes LLC  
1465 San Juan Ct.  
Lot Clearing - Dixon

**5.1.14 Case 146-24 Affidavit of Compliance**

Ronald and Shelley McDonald  
210 Palm Isl  
Lot Clearing - Kasman

**5.1.15 Case 156-24 Affidavit of Compliance**

MBBS Flip Fund LLC  
1391 Boyla Ave.  
Lot Clearing - Jehnzen

**5.2 [ID#24-1356](#) WITHDRAWN - Continued from June 26 and July 24, 2024 - Case 18-24 -**

Accept the Affidavit(s) of Non-Compliance for respondent(s) **Gilbert Jannelli** at **1871 Douglas Ave.** for Exterior Surfaces and Abandoned Building. (Dixon)

- 5.3 [ID#24-1360](#) **Case 63-24** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **JJJ Family LLLP** at **2171 Beecher Rd.** for Permits. (Espinosa)
- 5.4 [ID#24-1361](#) **Case 74-24** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Jamee Marino and Michael Marino** at **1930 Ripon Dr.** for Exterior Storage. (Jehnzen)
- 5.5 [ID#24-1362](#) **Case 89-24** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Frederic Picard** at **1032 N Missouri Ave.** for Permits. (Espinosa)
- 5.6 [ID#24-1386](#) **Continue to December 18, 2024 - Case 85-24** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Sheila M Kilmartin** at **1430 Wilson Rd.** for Exterior Storage. (Brown)

## 6. Other Board Action

## 7. Nuisance Abatement Lien Filings

- 7.1 [ID#24-1357](#) **WITHDRAWN - Case 156-24 (PNU2024-01134)** - Accept the Nuisance Abatement Lien for respondent(s) **MBBS Flip Fund LLC** at **1391 Boylan 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)
- 7.2 [ID#24-1358](#) **WITHDRAWN - Case 157-24 (PNU2024-01149)** - Accept the Nuisance Abatement Lien for respondent(s) **James Lavelle** at **1390 Seabreeze 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. (Jehnzen)
- 7.3 [ID#24-1363](#) **WITHDRAWN - Case 158-24 (PNU2024-01155)** - Accept the Nuisance Abatement Lien for respondent(s) **Emmanuel Ramirez, Jr.** at **1434 Springdale 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)
- 7.4 [ID#24-1359](#) **WITHDRAWN - Case 159-24 (PNU2024-01202)** - Accept the Nuisance Abatement Lien for respondent(s) **Frederic and Janela Picard** at **207 S Lincoln 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. (Stephens)
- 7.5 [ID#24-1384](#) **WITHDRAWN - Case 160-24 (PNU2024-01160)** - Accept the Nuisance Abatement Lien for respondent(s) **ICT Avatar LLC** at **14 S Glenwood 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. (Stephens)

- 7.6 [ID#24-1476](#) **Case 161-24 (PNU2024-01350)** - Accept the Nuisance Abatement Lien for respondent(s) **Xu Kun** at **1453 Grove 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. (Stephens)
- 7.7 [ID#24-1477](#) **WITHDRAWN - Case 162-24 (PNU2024-01348)** - Accept the Nuisance Abatement Lien for respondent(s) **Kurji Bardai Inc** at **115 N San Remo Ave.** for Inoperative Vehicle; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Stephens)
- 7.8 [ID#24-1478](#) **Case 163-24 (PNU2024-01284)** - Accept the Nuisance Abatement Lien for respondent(s) **YCA Investments Corp** at **1477 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. (Stephens)
- 7.9 [ID#24-1479](#) **Continue to December 18, 2024 - Case 164-24 (PNU2024-00619)** - Accept the Nuisance Abatement Lien for respondent(s) **Jeanne Zuehlke** at **115 S Orion Ave.** for Inoperative Vehicle; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Stephen)
- 7.10 [ID#24-1480](#) **Continue to December 18, 2024 - Case 165-24 (PNU2024-01342)** - Accept the Nuisance Abatement Lien for respondent(s) **Jeanne Zuehlke** at **115 S Orion 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. (Stephens)

## 8. Adjourn