

City of Clearwater

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



Meeting Minutes

Wednesday, June 26, 2024

1:30 PM

Main Library - Council Chambers

Municipal Code Enforcement Board

Roll Call

Present – Chair Greg Brown, Board Member Robert Kenne, Board Member David Farrar, Board Member KerryAnn Rainey, Board Member C. Daniel Engel, and Board Member Duane Schultz

Also Present – Andy Salzman – Attorney for the Board, Jerrod Simpson – Assistant City Attorney, and Nicole Sprague – Secretary to the Board

1. Call To Order

The Chair called the meeting to order at 1:30 p.m. at the Main Library, followed by the Pledge of Allegiance.

2. Approval of Minutes

Member Schultz moved to continue the approval of the May 22, 2024 meeting minutes to the June meeting. The motion was duly seconded and carried unanimously.

3. Citizens to be Heard Regarding Items Not on the Agenda

Bill Jonson commended the Board on the action taken on the lien reduction for 801 Barber Dr. He said 2171 Beecher Rd. is still an eye sore.

Vicki Hass requested to know who reported her property to code enforcement.

4. New Business Items

- 4.1** Continued from May 22, 2024 - Case 32-22 - Status Update regarding respondent(s) Coachman Creek Condo Assn. at 2625 SR 590 Bldg 5 in violation of Code for Unsafe Building. (Cantrell)

Property representative Attorney Nick Pizanias was present.

Inspector Nardin said the violations have been corrected and the permit has been closed.

Mr. Pizanias thanked staff and the Board for their patience through this process.

- 4.2** Continued from April 24 and May 22, 2024, Continue to July 24, 2024 - Case 52-24 - Find respondent(s) Riti Investments LLC at 1915 Drew St. in violation of Code for Sign Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)

Case 52-24 was automatically continued to July 24, 2024.

- 4.3** Continued from April 24, 2024 - Case 53-24 - Find respondent(s) Residence at Renaissance Square Condo at 1216 S Missouri Ave. in violation of Code for Unsafe Building; and issue an order with the compliance deadline and fine if compliance is not met. (Nardin)

Property representative Clint Morrell was present.

Inspector Nardin provided a PowerPoint presentation. He said Unit 202 has interior deterioration around the windows.

In response to questions, Mr. Nardin said there is a unit above this unit and water intrusion is causing deterioration around the window. It is unclear where the water intrusion is coming from. He said the homeowner requested Mr. Nardin come in and take pictures.

Mr. Morrell said they received notice of the violation in October 2023 and obtained contractor estimates from four firms. A contractor was hired and recommended the association engage water testing companies. Eight testing companies were contacted. A proposal for water testing was accepted in the last couple of weeks. The association was told that if extensive work needs to be done, it could take six months to complete. In response to questions, Mr. Morrell said the testing company will be able to determine the source of the water intrusion.

Member Farrar moved to find the Respondent in violation of the City of Clearwater Code as referred to in the affidavit in this case. The motion was duly seconded and carried unanimously.

Member Farrar moved to enter an order requiring the Respondent to correct the violations on or before November 1, 2024. If the Respondent does not comply by that date, the City may take all reasonable actions, including entering the property, to bring the property into compliance and charge the Respondent with all costs, which will become a lien on the property. The Board may order a fine of \$150.00 per day for each day the violation continues to exist. If costs, fines, and fees remain unpaid 3 months after such lien is filed, the City is authorized to foreclose, collect or settle such lien. The motion was duly seconded and carried unanimously.

- 4.4** WITHDRAWN - Continued from May 22, 2024 - Case 61-24 - Find respondent(s) Greek Orthodox Church of the Holy Trinity Inc at 2540 Gulf to Bay Blvd. in violation of Code for Signage; and issue an order with the compliance deadline and fine if compliance is not

met. (Burghardt)

Case 61-24 was withdrawn.

- 4.5** Case 69-24 - Find respondent(s) DHDD LLC at 131 Devon in violation of Code for Docks and Seawalls and Public Nuisance Condition (Dock); and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

No one was present to represent the Respondent.

Inspector Kasman provided a PowerPoint presentation. He said there is exterior surface damage caused by a deteriorated deck at the back of the property that has been ripped up. The wood on the boat dock is ripped up or damaged and pieces fall into the water and get caught in the neighbors boat dock. There is a pipe attached to a piece of wood that is detached from the dock.

A comment was made that the dock does not look like it would withstand high winds and the issue may be more serious than just a repair.

Member Farrar moved to find the respondent in violation of the City of Clearwater Code as referred to in the affidavit in this case. The motion was duly seconded and carried unanimously.

Member Farrar moved to enter an order requiring the Respondent to correct the violation on or before July 26, 2024. If the Respondent does not comply within the time specified the Board may order a fine of \$150.00 per day per violation continues to exist. After 3 months from the recordation date of such lien, if the fines and fees remain unpaid, the City Attorney's office is authorized to foreclose, collect, or settle such lien using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

- 4.6** Case 70-24 - Find respondent(s) Royal Pines LLC at 801 N Ft. Harrison Ave. in violation of Code for Exterior Surfaces, Abandoned Building, and Lot Clearing; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

No one was present to represent the Respondent.

Inspector Kasman provided a PowerPoint presentation. He said the lot clearing violation is being withdrawn. He said a new roof was recently installed but the property remains a dump site. The utilities have been turned off since July 2020. He was told that the cost to restore electric to the building was too expensive and the sewer line has been cut and capped. A demolition permit has been applied for and the status is

pending.

Member Farrar moved to find the respondent in violation of the City of Clearwater Code as referred to in the affidavit in this case. The motion was duly seconded and carried unanimously.

Member Farrar moved to enter an order requiring the Respondent to correct the violation on or before July 26, 2024. If the Respondent does not comply within the time specified the Board may order a fine of \$150.00 per day per violation continues to exist. After 3 months from the recordation date of such lien, if the fines and fees remain unpaid, the City Attorney's office is authorized to foreclose, collect, or settle such lien using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

- 4.7** Case 71-24 - Find respondent(s) Brothers Wei LLC Tre at 1770 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. (Kasman)

Property representative Tim Fiorello was present and admitted to the violation.

Inspector Kasman provided a PowerPoint presentation. He said a shed structure at the rear of the property is covered in vines and plants and the rear of the main structure is covered in mold, mildew, and rust. There is rotted wood coming out from the roof. Some work has been done to comply but exterior surface issues remain. All awnings and exterior surfaces need to be repaired and cleaned.

Mr. Fiorello said the property was purchased in the current condition. He said work is being done, including upgrading the electrical and plumbing infrastructure. He said the back of the property has been cleaned and parts of the shed has been demolished.

Member Farrar moved to find the respondent in violation of the City of Clearwater Code as referred to in the affidavit in this case. The motion was duly seconded and carried unanimously.

Member Farrar moved to enter an order requiring the Respondent to correct the violation on or before July 26, 2024. If the Respondent does not comply within the time specified the Board may order a fine of \$150.00 per day per violation continues to exist. After 3 months from the recordation date of such lien, if the fines and fees remain unpaid, the City Attorney's office is authorized to foreclose, collect, or settle such lien

using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

- 4.8** Case 72-24 - Find respondent(s) Arden Gaik at 1603 Sunset Dr. in violation of Code for Fences and Walls, Exterior Surfaces, and Roof Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

Peter Gaik, son of the property owner, was present and admitted to the violation.

Inspector Kasman provided a PowerPoint presentation. He said the fence at the rear of the property is damaged and roof of the garage is partially collapsed. He said the structure needs to be cleaned and the plants and vines growing on the exterior surfaces needs to be removed. There are minor damages all over the structure with chipped and peeling paint on the fascia and soffit.

Member Farrar moved to find the respondent in violation of the City of Clearwater Code as referred to in the affidavit in this case. The motion was duly seconded and carried unanimously.

Mr. Gaik said his mother owns the house and is ill. He is trying to get legal authority to work on the house which could take time.

Member Farrar moved to enter an order requiring the Respondent to correct the violation on or before August 28, 2024. If the Respondent does not comply within the time specified the Board may order a fine of \$150.00 per day per violation continues to exist. After 3 months from the recordation date of such lien, if the fines and fees remain unpaid, the City Attorney's office is authorized to foreclose, collect, or settle such lien using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

- 4.9** Continue to July 24, 2024 - Case 73-24 - Find respondent(s) Shannon Seymour at 1609 Sunset Dr. in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

Case 73-24 was automatically continued to July 24, 2024.

- 4.10** Case 74-24 - Find respondent(s) Jamee Marino and Michael Marino at 1930 Ripon Dr. in violation of Code for Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Jehnzen)

No one was present to represent the Respondent.

Inspector Jehnzen provided a PowerPoint presentation. He said gas

cans, oil change containers, and five gallon buckets are stored in the front yard. He spoke to a person at the property who said the containers are not stored in the garage or rear property because of a small child who lives there that would be able to access them. He said two other complaints were previously received in 2022 for the same issues.

In response to a question, Mr. Jehnzen said it is believed boat repairs were taking place on the property but that action has ceased.

Member Farrar moved to find the respondent in violation of the City of Clearwater Code as referred to in the affidavit in this case. The motion was duly seconded and carried unanimously.

Member Farrar moved to enter an order requiring the Respondent to correct the violation on or before July 10, 2024. If the Respondent does not comply within the time specified the Board may order a fine of \$150.00 per day per violation continues to exist. After 3 months from the recordation date of such lien, if the fines and fees remain unpaid, the City Attorney's office is authorized to foreclose, collect, or settle such lien using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

- 4.11** Case 75-24 - Find respondent(s) Gomez Pro Investments LLC at 1505 Laura St. in violation of Code for Short Term Rental; and issue an order with the compliance deadline and fine if compliance is not met. (Green)

No one was present to represent the Respondent.

Code Compliance Supervisor Sarah Green said the property came into compliance prior to the meeting.

Member Farrar moved to find the Respondent was in violation of the City of Clearwater Code as referred to in the affidavit in this case, the violation was corrected prior to today's hearing, and to enter an order that no fine be imposed against the Respondent. If the Respondent repeats the violation, the Board may declare that the city has the right to take such remedial action as is necessary to abate and maintain the nuisance including but not limited to the right to enter the property and have such work done on behalf of the Respondent at the Respondent's cost, including administrative costs, which shall become a lien against the land on which the violation exists and upon any other real or personal property owned by the Respondent even if the violation has been corrected. The motion was duly seconded and carried unanimously

- 4.12** WITHDRAWN - Case 76-24 - Find respondent(s) Tory Lussier at 1476 Admiral Woodson

Ln. 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. (Green)

Case 76-24 was withdrawn.

4.13 WITHDRAWN - Case 77-24 - Find respondent(s) Piotr Krahel and Agata Krahel at 1369 S Evergreen Ave. in violation of Code for Short ; and issue an order with the compliance deadline and fine if compliance is not met. (Green)

Case 77-24 was withdrawn.

4.14 Case 89-24 - Find respondent(s) Frederic Picard at 1032 N Missouri Ave. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Espinosa)

Property owner Frederic Picard was present and admitted to the violation.

Member Farrar moved to find the respondent in violation of the City of Clearwater Code as referred to in the affidavit in this case. The motion was duly seconded and carried unanimously.

Inspector Espinosa provided a PowerPoint presentation. She said repair work commenced before permits were issued. Mr. Picard sent letter received on May 9, 2024 saying had been out of country and has found an architect and is committed to resolving the violations. She said the Pinellas County Licensing Board contacted her about the condition of the property. The front door was opened and there is no floor beyond the door. Windows on the side of the house have been removed and siding was placed over the entire exterior wall. The property owner has been caught twice doing work without permits.

In response to a question, Ms. Espinosa said Pinellas County goes after unlicensed contractors and contact the city.

Mr. Picard said he purchased the property in 2019 and was unaware of the permit requirements in the United States. He said he has hired an architect and tried to apply for the permits but was told he needed additional information. He said once he obtains the required permits, he should be able to complete the work in three to six months.

Inspector Espinosa said only contractors are allowed to apply online for permits. She said compliance can be met by applying for and obtaining the required permits.

Member Farrar moved to enter an order requiring the Respondent to correct the violation on or before July 31, 2024. If the Respondent does not comply within the time specified the Board may order a fine of \$150.00 per day per violation continues to exist. After 3 months from the recordation date of such lien, if the fines and fees remain unpaid, the City Attorney's office is authorized to foreclose, collect, or settle such lien using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

5. Old Business Items

- 5.1** Case 19-17 - Consider request by petitioner(s) 619 Woodlawn St Land Trust at 619 Woodlawn St. to reduce the fine re Inoperative Vehicle, Grass Parking, Roof Maintenance, and Exterior Storage; 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.

Code Compliance Manager Rebecca Mulder said the outstanding code issues have been resolved and the property is in compliance.

Attorney for the Board Andy Salzman said the administrative and investigative costs total \$1,547.20. The lien amount is \$68,400.00.

Property representative Pauline Armas-Roux said the previous management company knew about the violations but didn't do anything to correct the issues and didn't tell anyone about them. A new management company has since taken over the property.

Member Farrar moved to enter an order reducing the amount of the lien for Case 19-17 to administrative costs \$1,547.20, payable within 30 days or the lien will revert to its original amount. The motion was duly seconded and carried unanimously.

One individual questioned the legality of the notices if they were being sent to the management company instead of the property owner.

It was said that the new management company remedied all violations once they were aware of the issues.

6. Other Board Action

- 6.1** Accept the Affidavits of Compliance as listed.
5.1.1 Case 33-22 Affidavit of Compliance
Coachman Creek Condo Assoc.
2625 SR 590

Unsafe Building - Nardin

5.1.2 Case 67-22 Affidavit of Compliance

Nathan Evans

917 Eldridge St.

Hauling Trailer, Exterior Surfaces, Lot Clearing, Inoperative Vehicle- Dixon

5.1.3 Case 28-23 Affidavit of Compliance

Lowell Kelly

1445 Cleveland St.

Exterior Storage - Stephens

5.1.4 Case 83-23 Affidavit of Compliance

Lowell Kelly

1445 Cleveland St,

Exterior Surfaces - Stephens

5.1.5 Case 140-23 Affidavit of Compliance

Gilbert Jannelli

540 Jones St.

Roof Maintenance, Door and Window, Exterior Surfaces - Kasman

5.1.6 Case 21-24 Affidavit of Compliance

Kimberly Home Inc

1180 Grove St.

Exterior Surfaces - Stephens

5.1.7 Case 36-24 Affidavit of Compliance

Montebello LLC

604 N Ft. Harrison Ave.

Fences and Walls, Roof Maintenance, Exterior Surfaces - Kasman

5.1.8 Case 78-24 Affidavit of Compliance

Alpine Oaks Apartments Inc

2007 Alpine Rd.

Lot Clearing - Dixon

5.1.9 Case 81-24 Affidavit of Compliance

P&B Florida Land Trust 2000

1090 Apache Trail

Lot Clearing - Dixon

**Member Rainey moved to accept the Affidavits of Compliance as listed.
The motion was duly seconded and carried unanimously.**

6.2 Case 128-23 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Veracity LLC

at 1234 Eldridge St. for Exterior Surfaces and Abandoned Building. (Dixon)

No one was present to represent the Respondent.

Inspector Dixon provided a PowerPoint presentation. He said a property representative came to the hearing and was in touch for about a month. Repairs were being made. Then work stopped and he has not heard from anyone. Some painting has been done but the fascia and soffits still are covered in tar paper. A small garage at the rear of the property has had some work done but is not finished, the back of the house is full of mildew and the roof needs repairs.

Member Farrar moved to accept the Affidavit of Non-Compliance and issue an order that states after 3 months from the recordation date of such lien, if the fines and fees remain unpaid, the City Attorney's office is authorized to foreclose, collect or settle such line using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

- 6.3** Continue to July 24, 2024 - Case 12-24 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Robert Williams and Jacquelyn Plaska at 1606 N Osceola Ave. for Roof Maintenance and Exterior Surfaces. (Kasman)

Case 12-24 was automatically continued.

- 6.4** Case 13-24 - Accept the Affidavit(s) of Non-Compliance for respondent(s) DHDD LLC at 131 Devon Dr. for Exterior Surfaces. (Kasman)

No one was present to represent the Respondent.

Inspector Kasman provided a PowerPoint presentation. Rotten wood on the exterior still exists and an electrical box is hanging out of the wall. Trim is missing from doors and windows.

Member Farrar moved to accept the Affidavit of Non-Compliance and issue an order that states after 3 months from the recordation date of such lien, if the fines and fees remain unpaid, the City Attorney's office is authorized to foreclose, collect or settle such line using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

- 6.5** Case 16-24 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Nina Boykin at 910 Engman St. for Abandoned Building. (Dixon)

No one was present to represent the Respondent.

Inspector Dixon provided a PowerPoint presentation. The house has been abandoned for years. Utilities have been shut off since July 2020.

Member Farrar moved to accept the Affidavit of Non-Compliance and issue an order that states after 3 months from the recordation date of such lien, if the fines and fees remain unpaid, the City Attorney's office is authorized to foreclose, collect or settle such line using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

- 6.6** 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)

Property owner representative Joel Truhaft was present. He represents the new owner.

Assistant City Attorney Jerrod Simpson said the new owner and previous owner were notified of today's hearing. The previous owner has an obligation to disclose code violations to a seller and the new owner should be aware of the violations.

Member Farrar moved to continue Case 18-24 to July 24, 2024. The motion was duly seconded and carried unanimously.

7. Nuisance Abatement Lien Filings

- 7.1** Case 82-24 (PNU2024-00540) - Accept the Nuisance Abatement Lien for respondent(s) Rad Diversified Reit Inc at 1108 Spencer 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)

No one was present to represent the Respondent.

Inspector Jehnzen provided a PowerPoint presentation. He said the overgrowth on the property needs to be addressed. He said he spoke with a property manager but then they stopped communication. He said a sidewalk is buried under the overgrowth and there is a fence that is not visible because of the vegetation. The sidewalk is impassable.

Member Farrar moved to enter an order finding the Respondent in violation of the City of Clearwater Code and requiring the Respondent to correct the violations within five days of the Board's written order. If the Respondent does not comply within the time specified, the City may take all reasonable actions, including entry onto the property, to abate and

maintain the nuisance, and charge the Respondent with the reasonable costs which will become a lien on the property. After 3 months from the recordation date of such lien, the costs remain unpaid, the City Attorney's office is authorized to foreclose, collect or settle such lien using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

- 7.2** Case 83-24 (PNU2024-00532)- Accept the Nuisance Abatement Lien for respondent(s) Robin Farley at 1506 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)

No one was present to represent the Respondent.

Inspector Jehnzen provided a PowerPoint presentation. The lawn is severely overgrown.

Member Farrar moved to enter an order finding the Respondent in violation of the City of Clearwater Code and requiring the Respondent to correct the violations within five days of the Board's written order. If the Respondent does not comply within the time specified, the City may take all reasonable actions, including entry onto the property, to abate and maintain the nuisance, and charge the Respondent with the reasonable costs which will become a lien on the property. After 3 months from the recordation date of such lien, the costs remain unpaid, the City Attorney's office is authorized to foreclose, collect or settle such lien using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

- 7.3** Case 84-24 (PNU2024-00373) - Accept the Nuisance Abatement Lien for respondent(s) Christine Dorcelus at 214 S Highland 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)

No one was present to represent the Respondent.

Inspector Stephens showed pictures of the violation. The grass is splotchy and the property has trash and debris. Some work has been done to clean up the property, but debris still is scattered around.

Member Farrar moved to enter an order finding the Respondent in violation of the City of Clearwater Code and requiring the Respondent to correct the violations within five days of the Board's written order. If the Respondent does not comply within the time specified, the City may take all reasonable actions, including entry onto the property, to abate and

maintain the nuisance, and charge the Respondent with the reasonable costs which will become a lien on the property. After 3 months from the recordation date of such lien, the costs remain unpaid, the City Attorney's office is authorized to foreclose, collect or settle such lien using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

- 7.4** Case 90-24 (PNU2024-00381) - Accept the Nuisance Abatement Lien for respondent(s) Chandradat Ramnarain at 1479 Franklin 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. (Stephens)

No one was present to represent the Respondent.

Inspector Stephens provided a PowerPoint presentation. A truck parked in the driveway had an expired tag that did not belong to that vehicle, then the tag was removed and it is currently sitting there without a tag.

Member Farrar moved to enter an order finding the Respondent in violation of the City of Clearwater Code and requiring the Respondent to correct the violations within five days of the Board's written order. If the Respondent does not comply within the time specified, the City may take all reasonable actions, including entry onto the property, to abate and maintain the nuisance, and charge the Respondent with the reasonable costs which will become a lien on the property. After 3 months from the recordation date of such lien, the costs remain unpaid, the City Attorney's office is authorized to foreclose, collect or settle such lien using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

- 7.5** Case 91-24 (PNU2024-00620) - Accept the Nuisance Abatement Lien for respondent(s) Jingbai Wang and Xing Tong at 200 Windward Island 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)

No one was present to represent the Respondent.

Inspector Kasman provided a PowerPoint presentation. He said short term rental tenants pile trash up from the property and demolition debris from the dock are also piled up against the house. Neighbors have complained about the trash piles.

Member Farrar moved to enter an order finding the Respondent in violation of the City of Clearwater Code and requiring the Respondent to correct the violations within five days of the Board's written order. If the

Respondent does not comply within the time specified, the City may take all reasonable actions, including entry onto the property, to abate and maintain the nuisance, and charge the Respondent with the reasonable costs which will become a lien on the property. After 3 months from the recordation date of such lien, the costs remain unpaid, the City Attorney's office is authorized to foreclose, collect or settle such lien using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously

- 7.6** WITHDRAWN - Case 92-24 (PNU2024-00618) - Accept the Nuisance Abatement Lien for respondent(s) Michelle Singleton at 1619 N Washington 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. (Dixon)

Case 92-24 was withdrawn.

- 7.7** Case 93-24 (PNU2024-00569) - Accept the Nuisance Abatement Lien for respondent(s) Robert Cox at 1204 Claire 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. (Dixon)

No one was present to represent the Respondent.

Inspector Dixon provided a PowerPoint presentation. He said the home is vacant with a collapsed roof. The lawn is not being maintained. There are piles of tires and trash in the rear of the property.

Member Farrar moved to enter an order finding the Respondent in violation of the City of Clearwater Code and requiring the Respondent to correct the violations within five days of the Board's written order. If the Respondent does not comply within the time specified, the City may take all reasonable actions, including entry onto the property, to abate and maintain the nuisance, and charge the Respondent with the reasonable costs which will become a lien on the property. After 3 months from the recordation date of such lien, the costs remain unpaid, the City Attorney's office is authorized to foreclose, collect or settle such lien using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

8. Adjourn

The meeting adjourned at 3:35 p.m.

Attest:

Chair, Municipal Code Enforcement Board

Secretary to the Board