

City of Clearwater

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



Meeting Minutes

Wednesday, May 27, 2026

1:30 PM

Main Library - Council Chambers

Municipal Code Enforcement Board

Roll Call

Present 7 - Board Member Dean Strickland, Board Member Chelsea Gird, Board Member Robert Kenne, Board Member Jasmin Cruz, Board Member C. Daniel Engel, Board Member Pam Ryan-Anderson, and Board Member Raymond Plumb

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 meeting was called to order at 1:30 p.m.

2. Approval of Minutes

- 2.1 Approve the minutes of the April 22, 2026 Municipal Code Enforcement Board meeting as submitted in written summation.

Member Plumb moved to approve the minutes of the April 22, 2026 Municipal Code Enforcement Board meeting as submitted in written summation. The motion was duly seconded and carried unanimously.

3. New Business Items

- 3.1 Continued from January 28, 2026 - Case 14-26 - Find respondent(s) Richard & Janet Carnevali at 681 Casler Ave. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

Property owner Richard Carnevali was present and admitted to violation.

Inspector Reese provided a PowerPoint presentation. A shed structure was installed without a permit. She said she has been in communication with Mr. Carnevali and explained he needs to pursue a Flexible Standard Development Application with the Planning Department as the shed sits in a setback on the property. He would need the approval to allow the shed to stay in its current location.

Mr. Carnevali said he has submitted his Flexible Standard Development application and will need until the end of August to complete the process.

Member Plumb 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 Plumb moved to enter an order requiring the Respondent to correct the violations by obtaining a permit by August 26, 2026 and completing the permit in six months. If the Respondent does not

comply within the time specified, the Board may order a fine of \$150 per day per violation for each day each 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.

- 3.2** Continued from February 25 & March 25, 2026, - Case 29-26 - Find respondent(s) Conor Petren at 3804 Brigadoon Cir. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

Conor Petren was present and admitted to the violation.

Member Plumb 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 Reese provided a PowerPoint presentation. She said a patio was enclosed without a permit. She has had contact with Mr. Petren who is having issues obtaining a contractor to pull the required permit. In response to a question, Ms. Reese said the patio has been enclosed for about 20 years.

Mr. Petren said he paid to have the enclosure built and several units had the same thing done. They were told that permits were pulled for each enclosure.

Member Plumb moved to enter an order requiring the Respondent to correct the violations by obtaining a permit by July 29, 2026 and completing the permit in six months. If the Respondent does not comply within the time specified, the Board may order a fine of \$150 per day per violation for each day each 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.

- 3.3** WITHDRAWN - Continued from February 25 & March 25, 2026 - Case 31-26 - Find respondent(s) Courtney Rozeveld at 4203 Brigadoon Cir. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

Case 31-26 was withdrawn.

- 3.4** Continued from March 25, 2026 - Case 57-26 - Find respondent(s) Martinez Assets LLC at 1533 Drew St. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

No one was present to represent the Respondent.

Inspector Reese provided a PowerPoint presentation. A fence was installed without a permit and it was installed backward.

Member Engel 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 Engel moved to enter an order requiring the Respondent to correct the violations by obtaining a permit by June 29, 2026 and completing the permit in six months. If the Respondent does not comply within the time specified, the Board may order a fine of \$150 per day per violation for each day each 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.

- 3.5** WITHDRAWN - Continued from March 25, 2026 - Case 58-26 - Find respondent(s) Martinez Assets LLC at 1537 Drew St. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

Case 58-26 was withdrawn.

- 3.6** Continued from March 25, 2026 - Case 59-26 - Find respondent(s) Kathy Varro at 1910 Union St. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

No one was present to represent the Respondent.

Inspector Reese provided a PowerPoint presentation. One partially built shed and an outdoor kitchen were constructed without a permit. She said she has had no contact with the owner.

Member Gird 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 Gird moved to enter an order requiring the Respondent to

correct the violations by obtaining a permit by June 29, 2026 and completing the permit in six months. If the Respondent does not comply within the time specified, the Board may order a fine of \$150 per day per violation for each day each 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.

- 3.7** Continued from March 25, 2026 - Case 60-26 - Find respondent(s) Tywan Hall, Sr., Judy Hall, Sinn Thongdara, & Sika Thongdara at 707 S Lake Dr. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

No one was present to represent the Respondent.

Inspector Reese provided a PowerPoint presentation. A shed was installed on the property without a permit. She has had contact with the property owner who told her last week that they would remove the shed completely. As of today, the shed is still standing in the same place.

Member Engel 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 Engel moved to enter an order requiring the Respondent to correct the violations by obtaining a permit by June 29, 2026 and completing the permit in six months. If the Respondent does not comply within the time specified, the Board may order a fine of \$150 per day per violation for each day each 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.

- 3.8** Continued from March 25, 2026 - Case 61-26 - Find respondent(s) Carla Soave & Michael Roy at 1303 Sunset Dr. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

Property owner Michael Roy was present and admitted to the violation.

Inspector Reese provided a PowerPoint presentation. A patio structure has been constructed and attached to the main house structure without a

permit. She has had contact with the property owner who did not get engineering plans to submit for a permit. She said he told her that he was having difficulty finding a contractor for this project, but has a signed contract now.

Mr. Roy said a new roof was installed in 2011 and he thought an overhang was part of the approved and permitted roof. He said he found an engineer who will take on the project. In response to a question, he said the engineer would pull the required permit.

In response to a question, Ms. Reese said the roof replacement in 2011 was properly permitted, but an overhang is not part of that permit.

One individual, a neighbor, said the structure was there before the new roof was installed and they do not want to live next door to this property.

Member Gird 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 Gird moved to enter an order requiring the Respondent to correct the violations by obtaining a permit by June 29, 2026 and completing the permit in six months. If the Respondent does not comply within the time specified, the Board may order a fine of \$150 per day per violation for each day each 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.

- 3.9** Continued from March 25, 2026 - Case 62-26 - Find respondent(s) Petrillo, Philip Benjamin Tre & B G Land Trust at 202 N Glenwood Ave. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

No one was present to represent the Respondent.

Inspector Reese provided a PowerPoint presentation. A white vinyl fence was installed without a completed permit. A permit was applied for but was not completed and was voided.

Member Cruz 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 Cruz moved to enter an order requiring the Respondent to correct the violations by obtaining a permit by June 29, 2026 and completing the permit in six months. If the Respondent does not comply within the time specified, the Board may order a fine of \$150 per day per violation for each day each 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.

- 3.10**Continued from March 25, 2026 - Case 63-26 - Find respondent(s) Petrillo, Phillip Benjamin Tre & B G Land Trust at 202 N Glenwood Ave. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

No one was present to represent the Respondent.

Inspector Reese provided a PowerPoint presentation. Windows and doors were installed without a permit. A permit was applied for but was not completed and was voided.

In response to a question, she said the previous case had to have a separate permit for the fence because a fence has to be on its own permit. She said it was the same contractor for both permits.

Member Gird 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 Gird moved to enter an order requiring the Respondent to correct the violations by obtaining a permit by June 29, 2026 and completing the permit in six months. If the Respondent does not comply within the time specified, the Board may order a fine of \$150 per day per violation for each day each 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.

- 3.11**Continued from March 25 & April 22, 2026 - Case 64-26 - Find respondent(s) Kevin &

Melisa Hayslett at 1423 Embassy Dr. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

Member Gird moved to continue Case 64-26 to June 24, 2026. The motion was duly seconded and carried unanimously.

3.12Continued from March 25 & April 22, 2026 - Case 65-26 - Find respondent(s) Kevin & Melisa Hayslett at 1423 Embassy Dr. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

Member Gird moved to continue Case 65-26 to June 24, 2026. The motion was duly seconded and carried unanimously.

3.13WITHDRAWN - Continued from April 22, 2026 - Case 73-26 - Find respondent(s) Wesley & Cynthia Thek at 974 Mandalay Ave. in violation of Code for Roof Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

Case 73-26 was withdrawn.

3.14Continued from April 22, 2026 - Case 80-26 - Find respondent(s) Andres Perez & Zoila Perez at 2021 N Betty Ln. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

Member Gird moved to continue Case 80-26 to June 24, 2026. The motion was duly seconded and carried unanimously.

3.15Case 93-26 - Find respondent(s) Adam & Dana McGrady at 104 N Meteor Ave. in violation of Code for Parking Lot Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)

No one was present to represent the Respondent.

Inspector Sudduth presented a PowerPoint presentation. The driveway is cracked and a neighbor's complaint said the ground vibrates and makes a noise each time a vehicle drives on it. She said she has had contact with the property owner who is going through some personal issues and was given additional time to comply. The property owner said a tree is causing an issue with the contractor obtaining a permit. She has not heard from them since.

Member Strickland moved to fine 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 Strickland moved to enter an order requiring the Respondent to correct the violations on or before June 27, 2026. If the Respondent does not comply within the time specified, the Board may order a fine of \$150 per day per violation for each day each 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.

- 3.16**Case 94-26 - Find respondent(s) Brandon & Jessica Smith at 107 S Aurora Ave. in violation of Code for Residential Grass Parking; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)

Property owner Brandon Smith was present and denied the violation.

Inspector Sudduth provided a PowerPoint presentation. She said there has been a combination of vehicles and boats parked on the grass next to the house. As of the day the house was posted with the Notice of Hearing paperwork, there were three trailered boats parked in the grass next to the house. The same three boats were in the same place the morning of the hearing. She said she spoke to someone who lived at the property and outlined the violations. Ms. Sudduth was told that one of the vehicles did not have a tag and was being sold and requested additional time to comply. Ms. Sudduth provided an extra month for compliance. She said she explained the code for boat/trailer parking at a residence. She has had no communication with the property owner since.

Mr. Smith said he was unaware of the code for boat/trailer parking and requested time to comply so he can sell the boats.

Member Gird moved to fine 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 Gird moved to enter an order requiring the Respondent to correct the violations on or before July 6, 2026. If the Respondent does not comply within the time specified, the Board may order a fine of \$150 per day per violation for each day each 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.

- 3.17**WITHDRAWN - Case 95-26 - Find respondent(s) Robert F Smore Sr. at 525 S Crest Ave. in violation of Code for Roof Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)

Case 95-26 was withdrawn.

- 3.18** Case 96-26 - Find respondent(s) Arka Homes LLC at 1465 San Juan Ct. in violation of Code for Exterior Surfaces and Windows Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)

No one was present to represent the Respondent.

Inspector Sudduth provided a PowerPoint presentation. A soffit at the corner of the house is broken and falling and the window directly under it is broken. Other areas of the soffit have peeling paint and vines and trees are growing out of the eaves. The gutters are falling off the roof and off the wall. She said the property is not occupied and was set to be sold at auction in February but the property owners paid the back taxes and was able to retain the property. She has had no contact with the owner.

Member Ryan-Anderson moved to fine 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 Ryan-Anderson moved to enter an order requiring the Respondent to correct the violations on or before June 27, 2026. If the Respondent does not comply within the time specified, the Board may order a fine of \$150 per day per violation for each day each 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.

- 3.19** WITHDRAWN - Case 97-26 - Find respondent(s) Maze Group LLC at 1600 Turner St. in violation of Code for Trailer Parking; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)

Case 97-26 was withdrawn.

- 3.20** Case 98-26 - Find respondent(s) Laura Long at 1786 Murray Ave. in violation of Code for Fences and Walls and Exterior Storage; 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. An entire fence panel on the left side of the house has fallen over and the fence on the right side of the house is damaged. Construction materials are being

stored on the property, including buckets, bins, and a mini-refrigerator. He said he has had contact with the property owner and the property is going through the foreclosure process. Other items being stored, damaged covered car ports, were removed prior to today's hearing.

Member Cruz moved to fine 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 Cruz moved to enter an order requiring the Respondent to correct the violations on or before June 27, 2026. If the Respondent does not comply within the time specified, the Board may order a fine of \$150 per day per violation for each day each 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.

- 3.21** Case 99-26 - Find respondent(s) Remzi Dalip at 808 Normandy Rd. in violation of Code for Development Code Violation (Shed); 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 an accessory structure, a shed, is placed between the primary structure and the right-of-way. He spoke to the property owner in February who said the shed was installed by renters who are being evicted. The property owner requested time to comply to allow the eviction process to take place. The shed was eventually moved a few feet from its original location but not removed.

Member Ryan-Anderson moved to fine 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 Ryan-Anderson moved to enter an order requiring the Respondent to correct the violations on or before June 17, 2026. If the Respondent does not comply within the time specified, the Board may order a fine of \$150 per day per violation for each day each 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.

- 3.22**Case 100-26 - Find respondent(s) Cody Roof at 519 Florida Ave. in violation of Code for Short Term Rental and Residential Rental Business Tax Receipt; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)

No one was present to represent the Respondent.

Inspector Stephens provided a PowerPoint presentation. He said the property is listed on Airbnb and he was able to reserve the unit for two nights online.

Member Gird moved to fine 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 Gird moved to enter an order requiring the Respondent to correct the violations on or before June 6, 2026. If the Respondent does not comply within the time specified, the Board may order a fine of \$150 per day for the short term rental violation and \$50 per day for the residential rental business tax receipt for each day each 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.

- 3.23**WITHDRAWN - Case 101-26 - Find respondent(s) Dai Nguyen at 1247 Pierce St. in violation of Code for Residential Rental Business Tax Receipt; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)

Case 101-26 was withdrawn.

- 3.24**WITHDRAWN - Case 102-26 - Find respondent(s) Pkeene LLC at 1500 S Prescott Ave. in violation of Code for Short Term Rental and Residential Rental Business Tax Receipt; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)

Case 102-26 was withdrawn.

- 3.25**Case 103-26 - Find respondent(s) Michael Plunkett at 205 S San Remo Ave. in violation of Code for Unsafe Building; and issue an order with the compliance deadline and fine if compliance is not met. (Larsen)

No one was present to represent the Respondent.

Inspector Larsen provided a PowerPoint presentation. He said he is seeking an updated order for compliance as this property has already been found in violation of code for unsafe building in February 2020. The 2020 order authorized the City to enter onto the property and correct the violation as needed. He said since time has passed, the City is seeking to update the authorization. He said the property is used as a transient camp and there is debris all over the yard. The back wall of the house is completely ripped off.

Assistant City Attorney Jerrod Simpson said the City is asking for authority to enter the property and demolish the structure. The cost of the demolition would become a lien on the property. He said the 2020 order was issued a few years ago and it is better to have another hearing and make it clear that the City is seeking a remedy.

In response to a suggestion, Building Official Kevin Garriott said even if the City was able to pursue foreclosure action, the property is still unsafe and needs to be cleaned up.

Member Gird 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 Gird moved to enter an order requiring the Respondent to correct the violation on or before June 27, 2026. If the Respondent does not comply within the time specified, the Board may order a fine of \$250 per day per violation for each day each 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. Other Board Action

5.1 Approve the Affidavits of Compliance as listed.

5.1.1 Case 28-24 Affidavit of Compliance

Todd Reiss
1104 N Garden Ave.
Lot Clearing - Kasman

- 5.1.2 Case 02-26 Affidavit of Compliance
Gilbert Jannelli
1411 Gulf to Bay Blvd.
Exterior Surfaces & Roof Maintenance - Sudduth
- 5.1.3 Case 16-26 Affidavit of Compliance
Anita Desjardins
1387 Mission Hills Blvd 39B
Means of Egress - Reese
- 5.1.4 Case 35-26 Affidavit of Compliance
Good Shepherd Blvd LLC
1746 Drew St.
Exterior Storage - Kasman
- 5.1.5 Case 46-26 Affidavit of Compliance
Affordable Properties Mgmt & Realty LLC Tre
1111 Court St.
Exterior Surfaces - Sudduth
- 5.1.6 Case 47-26 Affidavit of Compliance
Northwest Properties LLC
1235 Nicholson St.
Trailer Parking & Residential Rental Business Tax Receipt - Dixon
- 5.1.7 Case 89-26 Affidavit of Compliance
Phillip Benjamin Petrillo Tre
202 N Glenwood Ave.
Lot Clearing - Kasman
- 5.1.8 Case 106-26 Affidavit of Compliance
Jingbai Wang & Xing Tong
200 Windward Isl
Lot Clearing - Mattocks

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

- 5.2 Case 183-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Elizabeth Anderson at 200 Leeward Is. for Unsafe Building. (Larsen)**

Property owner Elizabeth Anderson was present.

Member Ryan-Anderson 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

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

- 5.3** Continued from March 25, 2026 - Case 186-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Level 13 Asset Management LLC at 534 S. Keystone Ave. for Permits. (Reese)

No one was present to represent the Respondent.

Member Ryan-Anderson 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 lien using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

- 5.4** WITHDRAWN - Continued from March 25, 2026 - Case 187-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Vikki Lynn Bishop at 1028 Iroquois Ave. for Permits. (Reese)

Case 187-25 was withdrawn.

- 5.5** WITHDRAWN - Continued from April 22, 2026 - Case 16-26 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Anita Desjardins at 1387 Mission Hills Blvd Unit 39-B for Means of Egress. (Reese)

Case 16-26 was withdrawn.

- 5.6** Case 20-26 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Troy Alan & Mary Blythe at 413 Pleasant St. for Permits. (Reese)

No one was present to represent the Respondent.

Member Ryan-Anderson 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 lien using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

- 5.7** Case 26-26 - Accept the Affidavit(s) of Non-Compliance for respondent(s) City Square LLC at 522 Cleveland St. for Permits. (Reese)

Property representatives Tony Tello and Jessica Andujar were present and said they have been in contact with the City every day. Mr. Tello says he feels the goal post has been moved several times. Ms. Andujar said

she was in contact with the contractor and the Planning and Development Assistant Director this morning to make sure the permits are in the process. She said there are old permits they are waiting to be voided out of the system so they can pursue new and corrected permits. She said all projects were under separate permits and those need to be voided so all projects can be processed under one permit.

Inspector Reese said the scope of work was included in the Board order at the first hearing. She said a permit has been submitted for but no required documents were uploaded for review. She said she has not had any contact with the property tenants, but has been in contact with the property owner and their attorney.

In response to a question, the Board Secretary said notice of hearing was mailed to City Square LLC in Chicago, IL.

Mr. Tello said he has been in constant contact with the Planning administrative staff regarding the permits. He said the underlying issue is an ineffective process that negatively impacts citizens.

Building Official Kevin Garriott said this issue has been going on for years. All levels of staff have met with the tenants on several occasions and any documents submitted for the permit are rejected because the documents are garbage. He said staff have done everything possible for the tenants to come into compliance.

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

5.8 Case 28-26 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Proactive Property Management at 3404 Brigadoon Cir. for Permits. (Reese)

No one was present to represent the Respondent.

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

- 5.9** Case 33-26 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Hanna Bachara & Madiha Ibrahim at 4004 Brigadoon Cir. for Permits. (Reese)

Property representative Pierre Daniel was present.

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

6. Nuisance Abatement Lien Filings

- 6.1** Case 123-26 - Accept the Nuisance Abatement Lien for respondent(s) Wanda Vickers & John Garner at 2044 Los Lomas Dr. for Inoperative Vehicle; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Kasman)

No one was present to represent the Respondent.

Inspector Kasman provided a PowerPoint presentation. He said the complaint came from the HOA about two vehicles parked in the driveway, both with expired tags.

Member Cruz 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, if 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.

- 6.2** Case 124-26 - Accept the Nuisance Abatement Lien for respondent(s) Clearwater Pharma LLC, c/o CVS #3615 at 1899 N 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. (Kasman)

No one was present to represent the Respondent.

Inspector Kasman provided a PowerPoint presentation. He said the

complaint came from crossing guards at the intersection of Highland Ave. and Sunset Point Rd. at the closed CVS store. There are old barricades stacked up around the derelict business sign, there is a vacuum cleaner on the grass, debris is scattered throughout the property and there is vagrant activity in the dumpster coral in the rear of the property. There is also a large tree branch that has fallen and needs to be cleared.

Member Gird 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, if 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.

- 6.3** Case 125-26 - Accept the Nuisance Abatement Lien for respondent(s) Reba Harrison at 618 Brookside Dr. for Lot Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Sudduth)

Member Gird moved to continue Case 125-26 to June 24, 2026. The motion was duly seconded and carried unanimously.

- 6.4** Case 126-26 - Accept the Nuisance Abatement Lien for respondent(s) Nayan Larih LLC at 2075 Camellia Dr. for Inoperative Vehicle; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Sudduth)

No one was present to represent the Respondent.

Inspector Sudduth provided a PowerPoint presentation. A car parked in the front yard next to the driveway has flat tires, broken tail lights, etc. and a broken front windshield. The tag is current. She said the vehicle owner said the car is not inoperable

Member Gird 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, if 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.

- 6.5** Case 127-26 - Accept the Nuisance Abatement Lien for respondent(s) Nathan Evans at 917 Eldridge St. for Inoperative Vehicle & 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 there is lot clearing and inoperable vehicle violations. The entire fence line is covered in trash, debris, and overgrowth. Abandoned vehicles are hidden by the weeds and are being taken over by the vegetation.

Member Cruz 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, if 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.

- 6.6** Case 128-26 - Accept the Nuisance Abatement Lien for respondent(s) Magnolia Green at 806 Carlton 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. (Dixon)

No one was present to represent the Respondent.

Inspector Dixon provided a PowerPoint presentation. A car in the front yard has flat tires and is sinking into the ground, it has a current tag. A minivan parked in front of the house on the street does not have a current tag. The van was eventually moved to the driveway and Mr. Dixon could not determine if the tag was valid.

Member Gird 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, if 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.

- 6.7** Case 129-26 - Accept the Nuisance Abatement Lien for respondent(s) Deborah Hicks at 1308 Roosevelt Ave. for Lot Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Dixon)

No one was present to represent the Respondent.

Inspector Dixon provided a PowerPoint presentation. There is a lot clearing violation on an empty lot used as a community garden. Random items are laying around the property such as concrete mix, boards, supplies, etc. A shed located on the property is falling apart and is in need of repair.

Member Gird 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, if 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. Adjourn

The Chair announced that Assistant City Attorney Jerrod Simpson is leaving the City and wished him well.

The meeting adjourned at 4:56 p.m.

Chair, Municipal Code Enforcement Board

Attest:

Secretary to the Board