

City of Clearwater

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



Meeting Agenda

Wednesday, April 23, 2025

1:30 PM

Main Library - Council Chambers

Municipal Code Enforcement Board

1. Call To Order**2. Approval of Minutes**

- 2.1 [ID#25-0386](#) Approve the minutes of the March 26, 2025 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#25-0346](#) **Case 21-25** - Find respondent(s) **David J Lee at 319 Hilltop Ave.** in violation of Code for Fences, Exterior Surfaces, and Roof Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Dixon)
- 4.2 [ID#25-0347](#) **Case 22-25** - Find respondent(s) **Osney A Perez Cardoso at 512 N. Washington 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. (Green)
- 4.3 [ID#25-0348](#) **WITHDRAWN - Case 23-25** - Find respondent(s) **Bayside Pointe Homeowners Assn at 2483 Druid Rd. E** in violation of Code for Temporary Signs; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)
- 4.4 [ID#25-0349](#) **Case 24-25** - Find respondent(s) **Ortal Ben Yaish at 2470 Shelley St.** in violation of Code for Roof Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Mattocks)
- 4.5 [ID#25-0350](#) **WITHDRAWN - Case 25-25** - Find respondent(s) **Mulberry Creek Properties LLC at 2946 Gulf to Bay Blvd.** in violation of Code for Fences and Walls; and issue an order with the compliance deadline and fine if compliance is not met. (Mattocks)
- 4.6 [ID#25-0351](#) **Continue to June 25, 2025 - Case 26-25** - Find respondent(s) **United Dominion Rlty Trust at 1820 Sunset Point Rd.** in violation of Code for Landscape; and issue an order with the compliance deadline and fine if compliance is not met. (Robicheau)
- 4.7 [ID#25-0352](#) **Case 27-25** - Find respondent(s) **Clearwater Pharma LLC c/o CVS at 1899 N Highland Ave.** in violation of Code for Landscape; and issue an order with the compliance deadline and fine if compliance is not met. (Robicheau)

5. Old Business Items

- 5.1 [ID#25-0368](#) Accept the Affidavits of Compliance as listed.
- 5.1.1 Case 55-23 Affidavit of Compliance
Margaree Valma

1001 Carlton St.
Inoperative Vehicle - Dixon

5.1.2 Case 72-24 Affidavit of Compliance
Arden J Gaik
1603 Sunset Dr.
Fences and Walls and Roof Maintenance - Kasman

5.1.3 Case 74-24 Affidavit of Compliance
Jamee & Michael Marino
1930 Ripon Dr.
Exterior Storage - Jehnzen

5.1.4 Case 113-24 Affidavit of Compliance
Teresa M & James R Matty
879 Eldorado Ave.
Fences and Walls - Kasman

5.1.5 Case 17-25 Affidavit of Compliance
Lemuel M Smith
1344 Parkwood St.
Inoperative Vehicle and Lot Clearing- Dixon

5.2 [ID#25-0353](#) **Case 97-24** - Accept the Affidavit(s) of Non-Compliance for respondent(s)
Byrd J Smith, Est at 2080 Douglas Ave. for Exterior Surfaces. (Dixon)

5.3 [ID#25-0354](#) **Case 99-24** - Accept the Affidavit(s) of Non-Compliance for respondent(s)
Jonathan Wade, Sr. at 1312 N Madison Ave. for Portable Storage Unit.
(Dixon)

6. Other Board Action

6.1 [ID#25-0367](#) **Case MHC-200** - Consider request by petitioner(s) **Bruce To at 1126 Tangerine St.** to reduce the fine re Demolition; 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.

6.2 [ID#25-0366](#) **Case 39-14** - Approve the Stipulation Agreement for petitioner(s) **James Hogan at 108 Kenwood Ave.**

7. Nuisance Abatement Lien Filings

7.1 [ID#25-0355](#) **Case 29-25 (PNU2025-00323)** - Accept the Nuisance Abatement Lien for respondent(s) **Carucci Development LLC at 51 Verbena 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. (Kasman)

- 7.2** [ID#25-0356](#) **Case 30-25 (PNU2025-00318)** - Accept the Nuisance Abatement Lien for respondent(s) **William Black** at **2390 Willow Tree Trl** for Lot Clearing and Inoperative Vehicle; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Stephans)
- 7.3** [ID#25-0363](#) **Case 31-25 (PNU2025-00304)** - Accept the Nuisance Abatement Lien for respondent(s) **Alto Asset Company 5 LLC** at **1480 Park 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)
- 7.4** [ID#25-0364](#) **Case 32-25 (PNU2025-00297)** - Accept the Nuisance Abatement Lien for respondent(s) **Lance Willard and Bianca Lizarraga** at **1109 Charles 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)
- 7.5** [ID#25-0365](#) **Case 33-25 (PNU2025-00384)** - Accept the Nuisance Abatement Lien for respondent(s) **James and Andrea Butterworth** at **1007 Jones 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)

8. Adjourn