

City of Clearwater

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



Meeting Minutes

Wednesday, September 24, 2025

1:30 PM

Main Library - Council Chambers

Municipal Code Enforcement Board

Rollcall

Present 7 - Board Member David Farrar, Board Member Dean Strickland, Board Member Robert Kenne, Board Member Greg Brown, 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 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

- 2.1** Approve the minutes of the August 27, 2025 Municipal Code Enforcement Board meeting as submitted in written summation.

Member Ryan-Anderson moved to approve the minutes of the August 27, 2025 Municipal Code Enforcement Board meeting as submitted in written summation. The motion was duly seconded and carried unanimously.

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

Mr. Holuba expressed a concern regarding staff's ability to initiate a code violation and complaints should only come from citizens.

4. New Business Items

- 4.1** Case 89-25 - Find respondent(s) CW Ddowntown Properties LLC at 531 Cleveland St. in violation of Code for Door & Window Openings; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

No one was present to represent the Respondent.

Member Kenne recused himself.

Inspector Kasman said the violation was brought into compliance prior to today's 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 order a fine of up to \$500 for each

day the violation continues to exist. The motion was duly seconded and carried unanimously.

- 4.2** Case 90-25 - Find respondent(s) La Vista Group LLC at 416 Laura St. in violation of Code for Fences and Walls and Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

No one was present to represent the Respondent.

Member Ryan-Anderson recused herself.

Inspector Kasman said the violation was brought into compliance prior to today's 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 order a fine of up to \$500 for each day the violation continues to exist. The motion was duly seconded and carried unanimously.

- 4.3** Case 91-25 - Find respondent(s) Greg 16 LLC at 721 Mandalay Ave. in violation of Code for Fences and Walls; 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 said the violation was brought into compliance prior to today's 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 order a fine of up to \$500 for each day the violation continues to exist. The motion was duly seconded and carried unanimously.

- 4.4** Case 92-25 - Find respondent(s) Catherine Bazely, Patricia Kropf, & Philip Lamont at 30 Island Dr. in violation of Code for Address Numbers; 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

a tarp on the roof and there are no repair/replacement permit applications in the system. There are no address numbers displayed on the exterior of the home. In response to questions, he said he has never seen anyone at the property but the lawn is maintained and there is an active utility account. He said the address number issue is not something he would find in violation on its own, but he will cite it with another violation.

Member Farrar moved to find the Respondent in violation of the 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 October 25, 2025. If the Respondent does not comply within the time specified, the Board may order a fine of \$250.00 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.

- 4.5 Case 93-25 - Find respondent(s) Juan Ariel Silva at 904 Vine Ave. in violation of Code for Residential Rental Business Tax Receipt and Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Dixon)**

No one was present to represent the Respondent.

Inspector Dixon provided a PowerPoint presentation. He said there is rotten wood around the front of the house with faded and peeling paint. He said he spoke with the owner who thinks they will be able to make a quick repair. The City's system shows two expired business tax receipts for the rental.

Member Farrar moved to find the Respondent in violation of the 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, 2025. If the Respondent does not comply within the time specified, the Board may order a fine of \$150.00 per day for the Exterior Surfaces violation and \$50.00 per day for the Residential Rental Business Tax Receipt 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.

- 4.6** WITHDRAWN - Case 94-25 - Find respondent(s) Kroh Living Trust at 3431 Deerfield Ln. in violation of Code for Clean Roof; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)

Case 94-25 was withdrawn.

- 4.7** Continue to November 19, 2025 - Case 95-25 - Find respondent(s) Flatrock Holdings Group LLC at 18600 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)

Case 95-25 was continued to November 19, 2025.

- 4.8** Case 96-25 - Find respondent(s) Bom Holdings LLC at 234 Palm Is SW in repeat violation of Code for Short Term Rental; and issue an order that a daily fine be imposed for each day the repeat violation(s) existed. (Green)

Property representatives Navot and Shanit Bendavid were present and admitted to the violation.

Code Compliance Supervisor Green presented a PowerPoint presentation. She said this is a repeat violation from June. She said she received a complaint from a neighbor.

Ms. Bendavid said an employee answered a question from VRBO and mistakenly said the unit was available for one week. She said she was out of the country and when she returned and was notified of the issue, she cancelled the reservation. She said the website showed less than the 30 day minimum for a very short time period and Ms. Green must have seen the listing during that short time.

In response to a question, Ms. Green said she saw the listing for one day, on August 7, and it was gone the next day. She requested a \$500 fine for the one day in repeat violation.

Discussion ensued with comments made that the site was corrected once the violation was observed.

Member Kenne moved to find the Respondent was in violation of the Code as referred to in the affidavit in this case and has committed a repeat violation. The motion was duly seconded and carried

unanimously.

Member Kenne moved to enter an order that a fine of \$50.00 per day be imposed for the 1 day the repeat violation existed for a total of \$50.00 payable within 30 days. If the fines and fees remain unpaid 3 months after such lien is filed, the City is authorized to foreclose, collect, or settle such lien. If the Respondent repeats the violation, the Board may order a fine of up to \$500.00 for each day the violation continues to exist. The motion was duly seconded and carried unanimously.

- 4.9** WITHDRAWN - Case 97-25 - Find respondent(s) Peacock LLC at 2804 Dovewood St. in violation of Code for Fences and Walls; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)

Case 97-25 was withdrawn.

- 4.10** WITHDRAWN - Case 98-25 - Find respondent(s) Mark Dixon at 2805 Candlewood St. in violation of Code for Fences and Walls; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)

Case 98-25 was withdrawn.

5. Old Business Items

- 5.1** Accept the Affidavits of Compliance as listed.

5.1.1 Case 56-24 Affidavit of Compliance

Okyboye, Julius A

403 Princess St.

Roof Maintenance & Exterior Storage - Kasman

5.1.2 Case 09-25 Affidavit of Compliance

Tanner Tillung

1233 Sedeeva Cir

Fences & Residential Rental Rental Business Tax Receipt - Dixon

5.1.3 Case 42-25 Affidavit of Compliance

Jeremiah King

201 S Pegasus Ave.

Exterior Surfaces - Stephens

5.1.4 Case 44-25 Affidavit of Compliance

Codabudfit LLC

1185 Court St.

Sign Maintenance - Burghardt

5.1.5 Case 47-25 Affidavit of Compliance
Belcher Professional Complex
1419 S Belcher Rd.
Abandoned Building - Mattocks

5.1.6 Case 79-25 Affidavit of Compliance
Gilbert Jannelli
23611 US Highway 19
Prohibited Signage - Burghardt

5.1.7 Case 85-25 Affidavit of Compliance
Greg 16 LLC
721 Mandalay Ave
Lot Clearing - Kasman

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

5.2 Case 69-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Regino Meycel Izquierdo Martin at 809 Glen Oak Ave E for Public Health, Safety, or Welfare Nuisance (Pool). (Mattocks)

No one was present to represent the Respondent.

Inspector Mattocks said the violation still exists today.

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

6. Other Board Action: None.

7. Nuisance Abatement Lien Filings

7.1 Case 133-25 - Accept the Nuisance Abatement Lien for respondent(s) Forrest Malmin at 11 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. (Sudduth)

No one was present to represent the Respondent,

Inspector Sudduth provided a PowerPoint presentation. She said the front yard is overgrown and is littered with trash and debris.

Member Farrar moved to enter an order finding the Respondent in violation of 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. 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.

- 7.2** Case 134-25 - Accept the Nuisance Abatement Lien for respondent(s) Katherine Bolen at 204 S Corona 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. (Sudduth)

No one was present to represent the Respondent,

Inspector Sudduth provided a PowerPoint presentation. She said the front yard is overgrown and is littered with trash and debris.

Member Farrar moved to enter an order finding the Respondent in violation of 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. 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.

- 7.3** Case 135-25 - Accept the Nuisance Abatement Lien for respondent(s) Kathy Lambert at 2063 Plateau Rd. 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 yard is overgrown.

Member Farrar moved to enter an order finding the Respondent in violation of 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. 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.

- 7.4** Case 136-25 - Accept the Nuisance Abatement Lien for respondent(s) Lee Coryell at 315 N Corona 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)

Case 136-25 was withdrawn.

- 7.5** Case 137-25 - Accept the Nuisance Abatement Lien for respondent(s) Steven Whitton at 1938 Byram 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. (Kasman)

No one was present to represent the Respondent,

Inspector Kasman provided a PowerPoint presentation. He said the yard is overgrown in the front and back yard and is also growing into the curb.

Member Farrar moved to enter an order finding the Respondent in violation of 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. 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.

- 7.6** Case 138-25 - Accept the Nuisance Abatement Lien for respondent(s) Haris Vukalic at 1528 Excaliber 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. (Mattocks)

No one was present to represent the Respondent.

Inspector Mattocks provided a PowerPoint presentation. He said inoperable vehicles are parked in the driveway, none have valid license plates. There were three vehicles at the start of the case and one has since been removed. As of today, one vehicle does not have a plate and one has an expired registration sticker.

Member Farrar moved to enter an order finding the Respondent in violation of 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. 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.

- 7.7** Case 139-25 - Accept the Nuisance Abatement Lien for respondent(s) Legacy Real Estate DL LLC at 1035 Bay Esplanade for Lot Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Mattocks)

Case 139-25 was withdrawn.

- 7.8** Case 140-25 - Accept the Nuisance Abatement Lien for respondent(s) Jackie Cupples and Elena Butterworth at 2440 Chaucer 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. (Mattocks)

No one was present to represent the Respondent.

Inspector Mattocks provided a PowerPoint presentation. He said there is one vehicle parked in the driveway without a license plate.

Member Farrar moved to enter an order finding the Respondent in violation of 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. 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.

8. Adjourn

The meeting adjourned at 2:17 p.m.

Attest:

Chair, Municipal Code Enforcement Board

Secretary to the Board