

City of Clearwater

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



Meeting Minutes

Wednesday, July 23, 2025

1:30 PM

Main Library - Council Chambers

Municipal Code Enforcement Board

Rollcall

Present 6 - Vice Chair David Farrar, Board Member Dean Strickland, Board Member Robert Kenne, Board Member C. Daniel Engel, Board Member Pam Ryan-Anderson, and Board Member Raymond Plumb

Absent 1 - Chair Greg Brown

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 Vice-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 June 25, 2025 Municipal Code Enforcement Board meeting as submitted in written summation.

Member Engel moved to approve the minutes of the June 25, 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: None.

4. New Business Items

4.1 Continued from June 25, 2025 - Case 38-25 - Find respondent(s) Deol Partners LLC at 39 Turner St. in violation of Code for 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.

Inspector Kaman provided a PowerPoint presentation. He said he spoke to the property owner and they were initially going to demolish one of the three structures on the property, but over time tenants have been added and the violations have not been addressed. The case was originally scheduled for last month, but the owners requested additional time to address the violations. One of the buildings was painted and the middle building was set for demolition but the property owner called two days ago saying they wanted to now keep it. Mr. Kasman said the third building and carport are showing signs of wear and tear with chipped and peeling paint.

Member Ryan-Anderson 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 Kenne moved to enter an order requiring the Respondent to correct the violations on or before August 23, 2025. If the respondent does not comply by that date, the Board may order a fine of \$150.00 per day per violation for each day each violation continues to exist. If 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.

- 4.2** Continued from June 25, 2025 - Case 47-25 - Find respondent(s) Belcher Professional Complex at 1419 S Belcher Rd. in violation of Code for Abandoned Building; and issue an order with the compliance deadline and fine if compliance is not met. (Mattocks)

Property representatives Morgan Wert and Holly Jones were present.

It was said that this case was heard at the June meeting and the Board found the property in violation. The affirmative relief portion of the case was continued to this meeting.

Ms. Jones said the decision to demolish the structure was made and the utilities will be scheduled to be disconnected and the asbestos will be removed. In response to a question, she said she did not know the demo timeline.

In response to a concern, Code Compliance Manager Rebecca Mulder said the inspector will work with the property owner representatives to determine if an Affidavit of Non-Compliance will be issued.

Member Kenne moved to enter an order requiring the Respondent to correct the violations on or before September 24, 2025. If the respondent does not comply by that date, the Board may order a fine of \$150.00 per day per violation for each day each violation continues to exist. If 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.

- 4.3** Case 49-25 - Find respondent(s) Leslie Conklin & Debra Conklin at 430 Lotus Path in violation of Code for Exterior Surfaces, Door & Window Openings, Roof Maintenance, and Public Health, Safety or Welfare Nuisance (Pool); and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

Leslie Conklin was present and denied the violations.

Inspector Kasman provided a PowerPoint presentation. He said there are inconsistent paint splotches across structure as well as chipped and peeling paint, the roof of the garage has collapsed and the garage door is

damaged, there is a boarded up window on the second story, and the swimming pool was green. He said the pool nuisance had been fixed and is no longer a violation.

Mr. Conklin said the garage door does not need repaired and agreed that the garage roof is in need of repair. He said he was not aware of the exterior surface paint violation. He said the second story window is not boarded up but has a curtain hanging.

Member Engle 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 Engle moved to enter an order requiring the Respondent to correct the violations on or before September 24, 2025. If the respondent does not comply by that date, the Board may order a fine of \$150.00 per day per violation for each day each violation continues to exist. If 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 Case 50-25 - Find respondent(s) Logaland Corp at 715 S Gulfview 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)**

Property representative Jeff Castner was present and admitted to the violation.

Inspector Kasman provided a PowerPoint presentation. He said the vacant property is located next to the J.W. Marriot on Clearwater Beach. Construction fencing installed last year was ripped apart by the hurricanes last year. He said some sections are damaged and some are completely missing.

Mr. Castner said he has a contract with a fence company to install a new fence on July 28. The fence will be chain link with tarp wrapped around it.

Member Kenne 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 Kenne moved to enter an order requiring the Respondent to correct the violations on or before August 23, 2025. If the respondent does not comply by that date, the Board may order a fine of \$150.00

per day per violation for each day each violation continues to exist. If 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.

- 4.5** Case 51-25 - Find respondent(s) Marco R Pecunia HernandezTre at 512 S Martin Luther King, Jr. Ave. in violation of Code for Short Term Rental; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)

Marco Pecunia was present and admitted to violation.

Inspector Stephens provided a PowerPoint presentation. He said online photos show a 7 night minimum stay. As of today the online site shows a 5 night minimum stay.

Mr. Pecunia said he will change the online listing to show the appropriate amount of minimum days required.

Member Engel 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 Engel moved to enter an order requiring the Respondent to correct the violations on or before August 10, 2025. If the respondent does not comply by that date, the Board may order a fine of \$250.00 per day per violation for each day each violation continues to exist. If 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.

- 4.6** Case 52-25 - Find respondent(s) Gonzalo Diaz & Celina Diaz at 1122 Brownell St. in violation of Code for Short Term Rental & 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. The online listing shows a two-night minimum stay. The Business Tax Receipt expired in 2011 and was under a different owner. In response to a question, Mr. Stephens said he has had no communication with the property owner.

Member Strickland 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 Strickland moved to enter an order requiring the Respondent to correct the violations on or before August 10, 2025. If the respondent does not comply by that date, the Board may order a fine of \$250.00 per day for the Short Term Rental violation and \$50.00 per day for the Business Tax Receipt violation for each day each violation continues to exist. If 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.

- 4.7** Case 53-25 - Find respondent(s) Clearwater Angler LLC at 607 N Myrtle Ave. in violation of Code for Sign Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)

No one was present to represent the Respondent.

Inspector Burghardt provided a PowerPoint presentation. There is a damaged pole sign with faded and peeling paint, and rust. He said the business is no longer there and there is no active Business Tax Receipt for that address.

Member Ryan-Anderson 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 Ryan-Anderson moved to enter an order requiring the Respondent to correct the violations on or before August 25, 2025. If the respondent does not comply by that date, the Board may order a fine of \$150.00 per day per violation for each day each violation continues to exist. If 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.

- 4.8** Case 54-25 - Find respondent(s) 949 Cleveland Street LLC at 901 Cleveland St. in violation of Code for Prohibitive Signage; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)

Cases 54-22 and 55-25 were presented together.

Property representatives, Dania Rosario, Alexander Cavallo, and Mike Mastruserio were present and denied the violations,

Inspector Burghardt provided a PowerPoint presentation. He said sidewalk signs are prohibited and the window signage exceeds what is allowed by code. He said the sidewalk signs were gone as of today and

that he is requesting a declaration of violation for that issue.

Ms. Rosario said the business is unique with 11 individual food vendor stalls, with only five current vendors. She said foot traffic is depended on for business. Mr. Cavallo said the pictures presented to the Board today are outdated. He said they are trying to align with the regulations. Mr. Mastruserio said he is appealing to common sense to try to make downtown work and operating a business in the downtown area is a struggle.

Discussion ensued regarding the square footage of window signage allowed.

Planning Division Manager Ted Kozak said the regulations are for safety and provided background on how windows are measured for compliance. In response to a question, he said negative window area is not calculated.

Member Ryan-Anderson moved to find the Respondent in violation of the Code regarding the Window Signage violation as referred to in the affidavit in this case. The motion was duly seconded and carried unanimously.

Member Kenne moved to enter an order requiring the Respondent to correct the Window Signage violation on or before September 24, 2025. If the respondent does not comply by that date, the Board may order a fine of \$50.00 per day per violation for each day each violation continues to exist. If 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.

Member Engel moved to find the Respondent was in violation of the 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. If the Respondent repeats the violation, the board may order a fine of up to \$500 for each day the violation continues to exist.

- 4.9** Case 55-25 - Find respondent(s) 949 Cleveland Street LLC at 901 Cleveland St. in violation of Code for Window Signage; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)

See Item 4.8, Case 54-25.

- 4.10** Case 69-25 - Find respondent(s) Regino Meycel Izquierdo Martin at 809 Glen Oak Ave E in violation of Code for Public Health, Safety, or Welfare Nuisance (Pool); and issue an

order with the compliance deadline and fine if compliance is not met. (Mattocks)

No one was present to represent the Respondent.

Inspector Mattocks provided a PowerPoint presentation. He said the pool in the backyard is unmaintained and green. The complaint came from a neighbor and he was able to view the pool through a broken section of the fence from the neighbor's back yard. In response to a question Mr. Mattocks said he has not had contact with the property owner. He said there is a sign for a management company on the front of the house and attempts were made to contact anyone.

Member Kenne 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 Kenne moved to enter an order requiring the Respondent to correct the violations on or before August 2, 2025. If the respondent does not comply by that date, the Board may order a fine of \$150.00 per day per violation for each day each violation continues to exist. If 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.

5. Old Business Items

5.1 Accept the Affidavits of Compliance as listed.

5.1.1 Case 117-23 Affidavit of Compliance

Deborah Hicks
1308 Roosevelt Ave.
Lot Clearing - Dixon

5.1.2 Case 74-24 Affidavit of Compliance

Jamee Marino & Michael Marino
1930 Ripon Dr.
Exterior Storage - Jehnzen

5.1.3 Case 13-25 Affidavit of Compliance

Iris Valentin Villanueva
1446 Thames Ln.
Short Term Rental - Green

5.1.4 Case 21-25 Affidavit of Compliance

David J Lee
319 Hilltop Ave.
Fences & Walls, Nuisance Condition (Pool), & Exterior Surfaces

5.1.5 Case 34-25 Affidavit of Compliance

912 Plaza Street Land Trust
912 Plaza St.
Hauling Trailer - Dixon

5.1.6 Case 35-25 Affidavit of Compliance

Lance & Bianca Lizarraga
1109 Charles St.
Public Health, Safety, or Welfare Nuisance (Pool) - Dixon

5.1.7 Case 59-25 Affidavit of Compliance

Desiree M Hoyle
412 Princess St.
Lot Clearing & Inoperative Vehicle - Kasman

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

5.2 Case 11-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Riti Investments LLC at 1915 Drew St. for Sign Maintenance. (Burghardt)

Case 11-25 was continued to August 27, 2025.

5.3 Case 16-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Christine Dorcelus at 214 Highland Ave. for Fences and Walls. (Stephens)

No one was present to represent the Respondent.

Member Kenne moved to accept the Affidavit of Non-Compliance and issue an order that states if fines and fees remain unpaid 3 months after such lien is filed, the City is authorized to foreclose, collect or settle such lien.

6. Other Board Action: None.

7. Nuisance Abatement Lien Filings

7.1 Case 66-25 (PNU2025-00502) - Accept the Nuisance Abatement Lien for respondent(s) Burim Shala at 1261 Pierce 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)

No one was present to represent the Respondent.

Inspector Stephens provided a PowerPoint presentation. He said piles of cardboard boxes, some empty, some not, are located at the entrance to the unit. Televisions are also stacked up on the property. The tenant has cleaned up some of the it but the violation remains.

Tenant Chris Steiner was present and said he is moving in August and requested time to clean up the boxes. He said he recently found out the City's Solid Waste Department will take away the televisions.

Member Plumb 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 67-25 (PNU2025-00646) - Accept the Nuisance Abatement Lien for respondent(s) Kroh Living Trust at 3431 Deerfield Ln. 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 provided a PowerPoint presentation. The yard is splotchy w patches of grass over a foot tall. He has had no contact with the owner.

Member Plumb 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 68-25 (PNU2025-00632) - Accept the Nuisance Abatement Lien for respondent(s) Ryan Allen & Stephen Allen at 2523 Fawn Ct. 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)

No one was present to represent the Respondent.

Inspector Mattocks provided a PowerPoint presentation. He said grass is growing over the edges of the curb and sidewalk is disappearing.

Member Ryan-Anderson 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 70-25 (PNU2025-00621) - Accept the Nuisance Abatement Lien for respondent(s) Regino Meycel Izquierdo Martin at 809 Glen Oak 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. (Mattocks)

No one was present to represent the Respondent.

Inspector Mattocks provided a PowerPoint presentation. He said the yard and right-of-way is overgrown.

Member Plumb 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.

- 7.5** Case 82-25 (PNU2025-00706) - 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)

Case 82-25 was withdrawn.

- 7.6** Case 83-25 (PNU2025-00681) - Accept the Nuisance Abatement Lien for respondent(s) Akira LLC at 1916 Macomber 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 pile of debris stacked behind the mailbox.

Member Ryan-Anderson 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** WITHDRAWN - Case 84-25 (PNU2025-00738) - Accept the Nuisance Abatement Lien for respondent(s) 1738 N M L King FL Land Trust No 1 at 1738 N Martin Luther King, Jr. 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)

Case 84-25 was withdrawn.

- 7.8** Case 85-25 (PNU2025-00626) - Accept the Nuisance Abatement Lien for respondent(s) Greg 16 LLC at 721 Mandalay 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. There was a house recently demolished on the property and the yard is overgrown.

Member Plumb 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,

finest, 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.

7.9 Case 86-25 (PNU205-00595) - Accept the Nuisance Abatement Lien for respondent(s) Mark & Carol Doescher at 927 Bruce 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. (Kasman)

No one was present to represent the Respondent.

Inspector Kasman provided a PowerPoint presentation. A boat trailer with flat tires is sitting in the driveway.

Member Ryan-Anderson 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.

7.10Case 87-25 (PNU2025-00675) - Accept the Nuisance Abatement Lien for respondent(s) Lightning Property Group LLC at 945 Bruce 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 87-25 was withdrawn.

8. Adjourn

The meeting was adjourned at 4:03 p.m.

Chair, Municipal Code Enforcement Board

Attest:

Secretary to the Board

