

City of Clearwater

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



Meeting Minutes

Wednesday, March 25, 2026

1:30 PM

Main Library - Council Chambers

Municipal Code Enforcement Board

Rollcall

Present 6 - Board Member Dean Strickland, Board Member Chelsea Gird, Board Member Robert Kenne, 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 February 25, 2026 Municipal Code Enforcement Board meeting as submitted in written summation.

Member Engel moved to approve the minutes of the February 25, 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3.1 WITHDRAWN - Continued from January 28 & February 25, 2026 - Case 01-26 - Find respondent(s) Don Marson Von Burns Rev Trust at 1535 Gulf to Bay Blvd. in violation of Code for Portable Storage Unit; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)

Case 01-26 was withdrawn.

3.2 Continued from January 28, 2026, Continue to May 27, 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)

Case 14-26 was continued to May 27, 2026.

3.3 Continued from February 25, 2026 - Case 23-26 - Find respondent(s) Conor Petren at 3804 Brigadoon Cir. in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)

Property owner Conor Petren was present.

Inspector Stephens said the property was brought into compliance prior to today's meeting.

Member Plumb 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.

- 3.4** Continued from February 25, 2026 - Case 24-26 - Find respondent(s) Robin Farley Est at 1506 S Hillcrest Ave. in violation of Code for Abandoned Building; 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 the owner passed away in 2023, and the utilities have been turned off since then.

In response to questions, Mr. Jehnzen said he has had no contact with anyone associated with the property. He said he has spoken to the neighbors who have not seen anyone at the property in two years.

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 on or before April 25, 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.

- 3.5** Continued from February 25, 2026, Continue to May 27, 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)

Case 29-26 was continued to May 27, 2026.

- 3.6** Continued from February 25, 2026, Continue to May 27, 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 continued to May 27, 2026.

- 3.7** Continued from February 25, 2026 - Case 34-26 - Find respondent(s) William Black at 2390 Willow Tree Trail in violation of Code for Unsafe Building; and issue an order with the compliance deadline and fine if compliance is not met. (Larsen)

Property owner William Black was present.

Inspector Larsen provided a PowerPoint presentation regarding the unsafe building violation, a fire at the house destroyed the interior, blew out windows and created a hole in the roof. He said progress has been made since the case was presented to the Board in February. A demolition permit has been issued and interior demolition has started. He said he is recommending a compliance date of May 29, 2026.

Assistant City Attorney Jerrod Simpson said the City's recommendation is for the property owner to come into compliance or the city will obtain demolition bids, demolish the structure, and record a lien for the cost of the demolition.

Mr. Black said his intent is to continue the demolition and rebuilding. He said he needs more time to comply.

Five individuals expressed concern regarding the condition of the property and said the property was in terrible condition prior to the fire and questioned his financial ability to re-build.

In response to questions, Mr. Black said he has about \$50,000 to spend on the re-build and is over-seeing the work.

Building Official Kevin Garriott said full compliance would include the house, pool, and yard to meet minimum code standards. The permit that has been issued is for interior demolition and does not include all the work that is required.

In response to questions, Mr. Simpson said all issues would need to be rectified for compliance, not just the pool and yard. The pool is part of the structure.

Mr. Black said he did not start the process to stop, he said his biggest obstacle is getting power to the structure.

Member Plumb moved to enter an order finding the Respondent in violation of the City of Clearwater Code and requiring the Respondent to correct the violations by May 29, 2026. 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.

- 3.8** Case 44-26 - Find respondent(s) Cleveland Gulf to Bay LLC at 1417 Cleveland St. in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)

Property manager Nick Anderson 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 Sudduth provided a PowerPoint presentation. The paint on the exterior surfaces is faded and peeling.

Mr. Anderson said he should be able to complete most of the work by April 25, 2026. He said there is grant program for exterior surfaces but the property owner does not wish to apply for the available funding. He said three sides of the building are not an issue but the back wall needs more prep work. He requested time to comply.

Member Strickland moved to enter an order requiring the Respondent to correct the violation on or before May 27, 2026. If the Respondent does not comply within the time specified the Board may order a fine of \$150.00 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 with the following vote:

Ayes: Vice Chair Kenne, Member Plumb, Member Ryan-Anderson,

Member Strickland, and Member Gird**Nays: Member Engel**

- 3.9** WITHDRAWN - Case 45-26 - Find respondent(s) Margherita Sirchia at 20 N Hercules Ave. in violation of Code for Trailer Parking; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)

Case 45-26 was withdrawn.

- 3.10** Case 46-26 - Find respondent(s) Affordable Properties Mgmt Realty LLC Tre at 1111 Court St. in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)

Property representative Mike Shimshoni 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 Sudduth provided a PowerPoint presentation. The windows in the front of building are boarded up and there is peeling paint on the exterior surfaces.

Mr. Shimshoni said a grant to upgrade the exterior surfaces was applied for but has not been awarded yet, they have submitted all the paperwork that has been asked of them. The grant process is not fast.

Member Plumb moved to enter an order requiring the Respondent to correct the violation on or before April 30, 2026. If the Respondent does not comply within the time specified the Board may order a fine of \$150.00 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.

- 3.11** Case 47-26 - Find respondent(s) Northwest Properties LLC at 1235 Nicholson St. in violation of Code for Trailer Parking and Residential Rental Business Tax Receipt; 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. A travel trailer is being stored in the front yard and there is no current Residential Rental Business Tax Receipt for the property. He said he has had contact with the property owner who said the renters are giving him issues and he is evicting them.

Member Ryan-Anderson moved to find the Respondent in violation of the City of Clearwater Code regarding the Trailer 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 violation on or before May 1, 2026. If the Respondent does not comply within the time specified the Board may order a fine of \$150.00 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.

Member Ryan-Anderson moved to find the Respondent in violation of the City of Clearwater Code regarding the Residential Rental Business Tax Receipt 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 violation on or before May 1, 2026. If the Respondent does not comply within the time specified the Board may order a fine of \$50.00 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.

3.12WITHDRAWN - Case 48-26 - Find respondent(s) Ike J Evans at 640 Fairmont St. in violation of Code for Residential Grass Parking; and issue an order with the compliance deadline and fine if compliance is not met. (Dixon)

Case 48-26 was withdrawn.

3.13Case 49-26 - Find respondent(s) Good Shepherd Blvd LLC at 1746 Drew St. in violation of Code for Exterior Storage; and issue an order with the compliance deadline and fine if

compliance is not met. (Kasman)

Property representative Tawfik Foliman was present and denied the violation.

Inspector Kasman provided a PowerPoint presentation. Bakery equipment is being stored outdoors, piping is stacked up and being stored under a box truck and there are garbage items on the ground near the dumpster.

Mr. Foliman said the property owner is out of the state and it is a rental property, the items are being stored outside because the owner is gone.

Member Ryan-Anderson 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 Ryan-Anderson moved to enter an order requiring the Respondent to correct the violation on or before April 25, 2026. If the Respondent does not comply within the time specified the Board may order a fine of \$150.00 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.

3.14 Continue to April 22, 2026 - Case 50-26 - Find respondent(s) Julie Lynn Rico at 707 N Glenwood Ave. in violation of Code for Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

Case 50-26 was continued to April 22, 2026.

3.15 Case 51-26 - Find respondent(s) Deltwain Holmes at 3087 Cherry Ln. in violation of Code for Development Code Violation; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)

Property Owner Deltwain Holmes was present and denied the violation.

Inspector Stephens provided a PowerPoint presentation. Shade type structures were installed on the roof, which is against code. The property was annexed into the City as a nonconforming structure.

Planning Manager Ted Kozak said the property is located in a Low Medium Density Residential zoning district and all structures are capped

at 30 feet in height. The building, without the shade structure, is currently 15 feet over the maximum allowable height. He said there is no path forward to allow the structures, they need to be removed.

Mr. Holmes said he purchased the property in September 2025 and he was unaware of the code restrictions. He said the pergolas were built at the same height of the raised stairwell on the roof and requested the shade structures be allowed.

In response to a question, Mr. Stephens said he believes a hot tub is also installed on the roof. Mr. Kozak said habitable structures are not allowed on the roof above the 30 feet maximum height and the hot tub would need to be removed.

Mr. Holmes requested additional time to comply, he will need to hire contractors to remove the bolted in shade structures.

Member Plumb moved to find the Respondent in violation of the City of Clearwater Code regarding the Residential Rental Business Tax Receipt 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 violation on or before June 23, 2026. If the Respondent does not comply within the time specified the Board may order a fine of \$50.00 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.

3.16Case 52-26 - Find respondent(s) Bayside Arbors XII LLC at 2729 Seville Blvd. in violation of Code for Fences; 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 said the violation was brought into compliance prior to today's meeting.

Member Engel- 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.

The Board recessed from 3:42 p.m. to 3:48 p.m.

- 3.17**WITHDRAWN - Case 53-26 - Find respondent(s) AS Management LLC at 618 Woodlawn St. in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Jehnzen)

Case 53-26 was withdrawn.

- 3.18**Continue to April 22, 2026 - Case 54-26 - Find respondent(s) Cleveland St East LLC at 1242 Cleveland St. in violation of Code for Sign Maintenance and Discontinued Signs; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)

Case 54-26 was continued to April 22, 2026.

- 3.19**Case 55-26 - Find respondent(s) Decade Companies Income Properties at 101 Coronado Dr. in violation of Code for Sidewalk Signs; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)

Property representative Keaton Kelly was present and denied the violation.

Inspector Bughardt said the violation was brought into compliance prior to today's meeting.

Mr. Kelly clarified that the sign in question belongs to another business, a parking garage. Mr. Burghardt said the property owner is the responsible party.

Member Ryan-Anderson 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.

- 3.20**WITHDRAWN - Case 56-26 - Find respondent(s) Hui Lin & Shiling He at 1017 Fairwood Ave. in violation of Code for Bulk Items; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)

Case 56-26 was withdrawn.

- 3.21** Continue to May 27, 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)

Case 57-26 was continued to May 27, 2026.

- 3.22** Continue to May 27, 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 continued to May 27, 2026.

- 3.23** Continue to May 27, 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)

Case 59-26 was continued to May 27, 2026.

- 3.24** Continue to May 27, 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)

Case 60-26 was continued to May 27, 2026.

- 3.25** Continue to May 27, 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)

Case 61-26 was continued to May 27, 2026.

- 3.26** Continue to May 27, 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)

Case 62-26 was continued to May 27, 2026.

- 3.27** Continue to May 27, 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)

Case 63-26 was continued to May 27, 2026.

3.28 Continue to 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)

Case 64-26 was continued to April 22, 2026.

3.29 Continue to 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)

Case 65-26 was continued to April 22, 2026.

3.30 Case 72-26 - Find respondent(s) Wagner, Larry H Tre at 643 Mandalay Ave. in violation of Code for Sidewalk Signs; 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 said the violation came into compliance prior to today's meeting.

Member Gird 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. Old Business Items

4.1 Accept the Affidavits of Compliance as listed.

4.1.1 Case 109-23 & 110-23 Affidavit of Compliance
Casa Roba LLC
644 & 656 Lembo Cir.
Lot Clearing - Stephens

4.1.2 Case 97-24 Affidavit of Compliance
Byrd J Smith Est
2080 Douglas Ave.
Exterior Surfaces - Dixon

4.1.3 Case 107-24 Affidavit of Compliance
Carmelo Cotto Flecha & Carmen Rivera
1020 N Madison Ave.

Lot Clearing - Dixon

4.1.4 Case 62-25 Affidavit of Compliance

Byrd J Smith Est
2080 Douglas Ave.
Lot Clearing - Dixon

4.1.5 Case 128-25 Affidavit of Compliance

Karoly Windows & Doors LLC
1165 Eldridge St.
Permits - Reese

4.1.6 Case 149-25 Affidavit of Compliance

Sarah Butler
204 Brigadoon Cir.
Exterior Surfaces - Daniels

4.1.7 Case 08-26 Affidavit of Compliance

Nikoletta Psaltis, Y Building 642 LLC, & Anastasios Anastasopoulos
636 S Gulfview Blvd.
Sidewalk Signs & Signage without Permit - Burghardt

4.1.8 Case 27-26 Affidavit of Compliance

Proactive Property Management
4400 Brigadoon Cir.
Permits - Reese

4.1.9 Case 35-26 Affidavit of Compliance

Good Shepherd Blvd LLC
1746 Drew St.
Inoperative Vehicle - Kasman

4.1.10 Case 37-26 Affidavit of Compliance

Eyekon Medical Inc.
2451 Enterprise Rd.
Inoperative Vehicle - Daniels

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

4.2 Case 142-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Sugar Factory LLC at 1844 Drew St. for Exterior Surfaces, Door & Window Openings, Roof Maintenance, and Exterior Storage. (Kasman)

No one was present to represent the Respondent.

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.

- 4.3** WITHDRAWN - Case 168-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Street Dreams Irrev Trust, Trueblood, Cheryl Tre at 1400 N Martin Luther King, Jr. Ave. for Exterior Surfaces and Abandoned Building. (Dixon)

Case 168-25 was withdrawn.

- 4.4** Continue to May 27, 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)

Case 186-25 was continued to May 27, 2026.

- 4.5** Continue to May 27, 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 continued to May 27, 2026.

- 4.6** Continue to April 22, 2026 - Case 188-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Angel Investment Group of Tampa Inc. at 1039 West Ave. for Permits. (Reese)

Case 188-25 was continued to April 22, 2026.

5. Other Board Action

- 5.1** Case 97-24 - Consider request by petitioner(s) RE Capital Management LLC at 2080 Douglas Ave. to reduce the fine re Exterior Surfaces; 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.

Property representative John Liu was present and said all violations were brought into compliance and the property looks good today and will look better in the future.

Inspector Dixon provided pictures of the property. He said a tree fell in the house during the 2024 hurricanes and it all looks great now.

In response to a question, Attorney for the Board Andy Salzman said the administrative and investigative costs for the case total \$1,096.20.

Member Ryan-Anderson moved to enter an order reducing the amount of the lien for Case 97-24 to administrative costs of \$1,096.20, payable within 30 days or the lien will revert to its original amount. The motion was duly seconded and carried unanimously.

5.2 Election of Chair.

Member Ryan-Anderson moved to appoint Robert Kenne as Chair. The motion was duly seconded and carried unanimously.

Member Kenne moved to appoint Daniel Engel as Vice-Chair. The motion was duly seconded and carried unanimously.

6. Nuisance Abatement Lien Filings

- 6.1** WITHDRAWN - Continued from February 25, 2026 - Case 68-26 - Accept the Nuisance Abatement Lien for respondent(s) Mark Montgomery at 1206 N Garden 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)

Case 68-26 was withdrawn.

- 6.2** WITHDRAWN - Case 71-26 - Accept the Nuisance Abatement Lien for respondent(s) Frank Lesowske at 1487 Laura St. for Inoperative Vehicle and Lot Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Sudduth)

Case 71-26 was withdrawn.

- 6.3** Case 89-26 - Accept the Nuisance Abatement Lien for respondent(s) Petrillo, Phillip Benjamin Tre & B G Land Trust at 202 N Glenwood 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)

Property owner Phillip Petrillo was present.

Inspector Kasman provided a PowerPoint presentation. The property is adjacent to Drew St. and the sidewalk on Glenwood Ave. and Drew St. needs to be trimmed back and the overgrowth and debris needs to be removed. The piled-up leaves is eating up the sidewalk and making it slippery.

Mr. Petrillo said he was unaware of the issue and will take care of it. He requested 30 days to comply.

Member Ryan-Anderson 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.

- 6.4** Case 90-26 - Accept the Nuisance Abatement Lien for respondent(s) Von Burn, Don Marson Rev Trust, Don Marson Von Burns Tre at 1535 Gulf to Bay Blvd. 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)

Property owner Don Marson Von Burns and attorney representative Vico Lawson were present.

Inspector Sudduth provided a PowerPoint presentation. There are several inoperable vehicles on property. One car has flat tires, one car has an expired tag, a hauling trailer has an expired tag, and a semi-trailer with broken legs is being held up by wood pallets.

Mr. Lawson said all registrations are paid and all vehicles are current and the flat tires have been inflated. He said the property owner needs more time to fix the semi-trailer.

Mr. Simpson explained that this case was originally brought to the Board as a storage container case earlier this year and it was determined the semi-trailer was not used for storage. The issue was brought back this month as a nuisance case. He said repairing the trailer would repair the nuisance aspect.

Member Plumb 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 30 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 meeting adjourned at 4:10 p.m.

Chair, Municipal Code Enforcement Board

Attest:

Secretary to the Board