

City of Clearwater

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



Meeting Minutes

Wednesday, November 19, 2025

1:30 PM

Main Library - Council Chambers

Municipal Code Enforcement Board

Rollcall

Present 7 - Board Member Greg Brown, Board Member 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

Also Present – Ethan Evans – 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 October 22, 2025 Municipal Code Enforcement Board meeting as submitted in written summation.

Member Anderson moved to approve the minutes of the October 22, 2025 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- 3.1 WITHDRAWN - Continued from Sept. 24, 2025 - Case 95-25 - Find respondent(s) Flatrock Holdings Group LLC at 18600 US Highway 19 N in violation of Code for Prohibited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Case 95-25 was withdrawn.

- 3.2 Continued from October 22, 2025 - Case 125-25 - Find respondent(s) Taigo Alencar and Storm Alencar at 917 Pinellas St. in violation of Code for Short Term Rental; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)

Taigo Alencar and Storm Alencar were present and admitted to the violation

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

Inspector Stephens provided a PowerPoint presentation. He said this is a repeat violation. The property was in violation for short-term rental in 2024. A case was opened, and the violation came into compliance prior

to the meeting. He said the property owner obtained a residential rental business tax receipt in December 2024 and all short-term rental rules are listed on the paperwork. He said online rental information reflected less than the required 31 days or one calendar month on June 10, June 26, July 25, and September 29, 2025.

Storm Alencar said her family was set to move to Clearwater when she was accepted into nursing school out of state and the move has been delayed. In the meantime, they tried renting the house short term for income purposes. She said the house was never rented.

Member Engel moved to enter an order that a fine of \$500.00 be imposed payable within 30 days of the Order's postmark. 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. 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.

- 3.3** WITHDRAWN - Continued from October 22, 2025 - Case 126-25 - Find respondent(s) 904 Seminole St Land Trust at 904 Seminole St. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

Case 126-25 was withdrawn.

- 3.4** Continue to January 28, 2026 - Case 141-25 - Find respondent(s) Giovanni Stanzani at 1614 Drew St. in violation of Code for Sight Visibility Triangle; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

Case 141-25 was continued to January 28, 2026.

- 3.5** Case 142-25 - Find respondent(s) Sugar Factory LLC at 1844 Drew St. in violation of Code for Fences & Walls, Exterior Surfaces, Door & Window Openings, Roof Maintenance, 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. He said the property is a strip mall, the overhangs have stripped and peeling paint, one window is boarded up, and some decorative block on the roof is missing. Several air conditioning units are stored in the rear of the property in front of storage garages and one of the garage doors is broken. The fence around the rear of the property is broken in several places. He said as of today, the front of the building has been painted but there are still issues and parts of the fence were removed but there

are missing slats. In response to a question, he said he spoke to someone about a month ago who said a contractor would get into contact regarding the work that needs to be done, and nobody has contacted him.

Member Kenne 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 Kenne moved to enter an order requiring the Respondent to correct the violations on or before December 19, 2025. 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.

- 3.6** Continue to December 17, 2025 - Case 143-25 - Find respondent(s) H2E Real Estate LLC at 1009 Chester Dr. 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 143-25 was continued to December 17, 2025.

- 3.7** WITHDRAWN - Case 144-25 - Find respondent(s) Shane Cupler at 1259 Druid Rd E 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 144-25 was withdrawn.

- 3.8** WITHDRAWN - Case 145-25 - Find respondent(s) Rick Lambert at 1401 Drew St. 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 145-25 was withdrawn.

- 3.9** Continue to January 28, 2026 - Case 146-25 - Find respondent(s) Bach Vinh & Thu-Ha Tran at 585 Sky Harbor Dr #121 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 146-25 was continued to January 28, 2026.

- 3.10**Case 147-25 - Find respondent(s) Clemente Dezha Teran, Petra Tzongua Maye, & Santiago Dezha Teran at 2371 Chaucer St. in violation of Code for Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Mattocks)

Clemente Dezha Teran was present.

It was determined to continue this case to the next meeting for the City to obtain an interpreter for the Respondent.

Member Kenne moved to continue Case 147-25 to the meeting on December 17, 2025. The motion was duly seconded and carried unanimously.

- 3.11**Case 148-25 - Find respondent(s) Costco Wholesale Corp at 2655 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)

Property representative John Davidson was present and admitted to the violation.

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.

Inspector Mattocks provided a PowerPoint presentation. Initially, three sections of the wall was broken. One portion was repaired in the last couple of months. There was confusion as to who is responsible for its maintenance as the subject property abuts an apartment complex.

In response to a question, Mr. Davidson said a contractor is scheduled to come repair the wall on December 1.

Member Engel moved to enter an order requiring the Respondent to correct the violations on or before December 19, 2025. 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.

- 3.12**Case 149-25 - Find respondent(s) Sarah Butler at 204 Brigadoon Dr. in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)

Property owner Sarah Butler was present and denied the violation.

Inspector Daniels provided a PowerPoint presentation. He said there is rotten wood on the side of the structure and a hole in the fascia. The surfaces needs pressure washed and possibly painted. In response to a question, he said today is the first time he has had contact with the property owner.

George Tzokas, a friend of the Respondent, said he paid a contractor in December 2023 to pressure wash the surfaces. Ms. Butler said she is trying to find a job. She requested more time to comply.

Member Kenne 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 Kenne moved to enter an order requiring the Respondent to correct the violations on or before February 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.

- 3.13**Case 150-25 - Find respondent(s) Edmond & Rosemarie Frechmann at 1103 Brigadoon Dr. in violation of Code for Exterior Surfaces and Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)

Property owner Edmond Frechmann was present and admitted to the violation.

Member Kenne 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 Daniels provided a PowerPoint presentation. He said there was an exterior storage violation but it has been brought into compliance. The exterior surface violation still exists, there is mildew and rotten wood on the surface that needs pressure washed and possibly painted. In response to a question, he said he has not had any contact with the owner.

Mr. Frechmann said the violation exists on the back of the unit. He said a creek runs behind the property, creating an environment for mold and mildew.

Member Kenne moved to enter an order requiring the Respondent to

correct the violations on or before January 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.

- 3.14**Case 151-25 - Find respondent(s) Matthew & Lisa Di Roma at 1104 Brigadoon Dr. in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)

Property Owners Matthew and Lisa Di Roma were present and admitted to the violation.

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.

Inspector Daniels provided a PowerPoint presentation. He said the exterior surface has mildew growing on it. He said he has spoken to the property owner once then there was no more contact. In response to a question, he said the exterior faces the north.

Mr. Di Roma said he has paid a deposit for a paint contractor who has not shown up. He said remediation is in progress, the paint and equipment have been delivered but the contractor never came back. He said he purchased mold-resistant paint. He requested additional time to comply.

Member Strickland moved to enter an order requiring the Respondent to correct the violations on or before February 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.

- 3.15**Case 152-25 - Find respondent(s) Trust 1201 B C, Siero, Rafael Tre at 1201 Brigadoon Dr. in violation of Code for Exterior Surfaces and Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)

Property owner Rafael Siero was present and admitted to the violation.

Member Strickland 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 Daniels provided a PowerPoint presentation. He said there is mildew on the exterior surface, cosmetic issues with wood around the door, and building materials are stored on back patio. In response to a question, he said he has not had contact with the property owner.

Mr. Siero requested time to comply as he is going to be out of town. He said he didn't receive notice of the violations because the address listed on the Property Appraiser's website is incorrect. He said he has changed the address with the County.

Member Strickland moved to enter an order requiring the Respondent to correct the violations on or before February 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.

3.16WITHDRAWN - Case 153-25 - Find respondent(s) Jasmine Osmond & Michael Boersl at 1203 Brigadoon Dr. in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)

Case 153-25 was withdrawn.

3.17WITHDRAWN - Case 154-25 - Find respondent(s) Roberta Finnocchio at 1801 Brigadoon Dr. in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)

Case 154-25 was withdrawn.

3.18WITHDRAWN - Case 155-25 - Find respondent(s) Engina Zecevic at 2002 Brigadoon Dr. in violation of Code for Fences & Walls and Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)

Case 155-25 was withdrawn.

3.19WITHDRAWN - Case 156-25 - Find respondent(s) Mariah Martinez at 2003 Brigadoon Dr. in violation of Code for Exterior Surfaces and Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Daniels)

Case 156-25 was withdrawn.

3.20WITHDRAWN - Case 157-25 - Find respondent(s) Quality Boats Clearwater Inc at

235 Windward Psge in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

Case 157-25 was withdrawn.

- 3.21** Continue to December 17, 2025 - Case 158-25 - Find respondent(s) Downtown Clearwater Dev LLC at 814 Cleveland in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

Case 158-25 was continued to December 17, 2025.

- 3.22** Case 159-25 - Find respondent(s) Mack Ventures LLC at 1600 N Myrtle Ave. in violation of Code for Landscape; and issue an order with the compliance deadline and fine if compliance is not met. (Robicheau)

No one was present to represent the Respondent. Property Representative Jacob Behning provided a written explanation saying a landscaper is scheduled to plant trees in December and requested an extension to complete the work.

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.

Inspector Robicheau provided a PowerPoint presentation. He said there has been a lack of lawn maintenance resulting in severe overgrowth. Shrubs that are supposed to border the property and in the landscape islands are missing and some trees are declining or missing. He said work started on the overgrowth last week. Nothing has been replanted yet. In response to a question, he said he is ok providing additional time to comply.

Member Engel moved to enter an order requiring the Respondent to correct the violations on or before January 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.

4. Old Business Items

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

4.1.1 Case 39-14 Affidavit of Compliance
Jeffrey Lynn Harding
108 Kenwood Ave.

Exterior Storage & Exterior Surfaces - Stephens

4.1.2 Case 199-19 Affidavit of Compliance

Kayla Cooney
1139 Tangerine St.
Lot Clearing - Dixon

4.1.3 Case 88-24 Affidavit of Compliance

Future Tech Career Institute LLC
1803 Sunset Dr.
Landscape and Public Rights-of-Way, Sidewalks, & Parking Surfaces - Kasman

4.1.4 Case 53-25 Affidavit of Compliance

Clearwater Angler LLC
607 N Myrtle Ave.
Sign Maintenance - Burghardt

4.1.5 Case 75-25 Affidavit of Compliance

Burim Shala
1261 Pierce St.
Residential Rental Business Tax Receipt & Exterior Storage - Stephens

4.1.6 Case 114-25 Affidavit of Compliance

Cleveland 639 Land Trust
639 Cleveland St.
Door & Window Openings - Kasman

4.1.7 Case 117-25 Affidavit of Compliance

Kadada LLC
1421 Pine St.
Short Term Rental - Stephens

4.1.8 Case 121-25 Affidavit of Compliance

Rudens Sinjari
305 S Lincoln Ave.
Residential Rental Business Tax Receipt - Stephens

4.1.9 - Case 123-25 Affidavit of Compliance

Elizabeth Plumley
1367 S Michigan Ave.
Residential Rental Business Tax Receipt & Short Term Rental - Stephens

4.1.10 Case 124-25 Affidavit of Compliance

Jose Luis Medina Murillo
1321 S Evergreen Ave.
Residential Rental Business Tax Receipt & Short Term Rental - Stephens

- 4.1.11 Case 140-25 Affidavit of Compliance
Jackie Cupples & Elena Butterfield
2440 Chaucer St.
Inoperative Vehicle - Mattocks

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

- 4.2 Continued from October 22, 2025, Continue to December 17, 2025 - Case 52-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Gonzalo Diaz and Celina Diaz at 1122 Brownell St. for Short Term Rental and Residential Rental Business Tax Receipt. (Stephens)

Case 52-25 was continued to December 17, 2025.

- 4.3 WITHDRAWN - Case 75-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Burim Shala at 1261 Pierce St. for Residential Rental Business Tax Receipt and Exterior Storage. (Stephens)

Case 75-25 was withdrawn.

5. Other Board Action

- 5.1 Consider request by petitioner(s) Ryan Gallagher for a partial release of lien as recorded in OR Book 22164, Page 2617 and OR Book 22853, Page 646 regarding 1234 Eldridge St.

Assistant City Attorney Jerrod Simpson said this request is to partially release a lien the City has recorded from a property in Largo owned by the same entity. Partially releasing the lien allows the requestor to sell the property in Largo without the Clearwater lien clouding the title. The City's lien is still in place and enforceable and the liens only get released from the Largo property.

Ryan Gallagher, owner of the effected Largo property, said he purchased the property knowing there were code liens accruing from the City of Largo. He fixed the violations and Largo satisfied their lien. He was unaware of the cross-attaching lien as his title company did not see it when he purchased the property. He only became aware when the title company for the sale found the lien. He has a family ready to close on the property and move in. He said he is willing to purchase the Clearwater property to fix it up but the current property owner is not interested in selling.

The Secretary to the Board said the agenda item only lists two of the three liens, in error. The third recorded lien is recorded in Pinellas County Clerk of Court OR BK 22136 PG 204.

Member Kenne moved to grant a partial release of lien from 207 Melody Lane, Largo, FL as it relates to 1234 Eldridge St., Clearwater. The motion was duly seconded and carried unanimously.

- 5.2** Case 88-24 - Consider request by petitioner(s) Richard Vera C/O Genuine Investment Land Trust at 1803 Sunset Dr. to reduce the fine re Landscape Encroachment and Sidewalk & Parking 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 owner representative Richard Vera was present. He said the owner foreclosed on the previous owner in June and as soon as the violations were discovered, he was in contact with Inspector Kasman to get the issues resolved. He said the property was in compliance on November 3, 2025. The property is under contract, closing within a week.

Member Kenne moved to enter an order reducing the amount of the lien for Case 88-24 to administrative costs of \$1,448.20, payable within 30 days or the lien will revert to its original amount. The motion was duly seconded and carried unanimously.

6. Nuisance Abatement Lien Filings

- 6.1** Case 192-25 - Accept the Nuisance Abatement Lien for respondent(s) Creo Land One LLC at 809 Palm Bluff 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)

No one was present to represent the Respondent.

Code Compliance Supervisor Sarah Green presented a PowerPoint presentation. The property is covered in piles of debris and is overgrown. In response to a question, she said the violation occurred on private property and the City can not post any type of signage to deter illegal dumping. Assistant City Attorney clarified that the Board's abatement order allows the City to abate and maintain a property.

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 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 193-25 - Accept the Nuisance Abatement Lien for respondent(s) Jolanta Wasowski & Miroslaw Wasowski at 915 Seminole 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)

No one was present to represent the Respondent.

Code Compliance Supervisor Sarah Green provided a PowerPoint presentation. Debris is piled along the curb as a result from a rental unit move out, including furniture, mattresses, etc. There is no utility account at this address so Solid Waste will not come pick it up as there is no way to charge back the removal cost.

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 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 194-25 - Accept the Nuisance Abatement Lien for respondent(s) Jessica & Lawrence Ford at 1586 Linwood 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. The lawn is overgrown and growing into sidewalk. In response to a question, he said it does not appear anyone lives in the house.

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 195-25 - Accept the Nuisance Abatement Lien for respondent(s) Noel Allen & Cleo Allen at 1943 Nugget 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. A minivan is parked in the driveway with an expired tag. He said he spoke to the owner and no action has been taken.

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.

- 6.5** Case 196-25 - 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. (Mattocks)

No one was present to represent the Respondent.

Inspector Mattocks presented a PowerPoint presentation. The house on the property was demolished then abandoned. The property is overgrown and is littered with trash and debris.

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.

7. Adjourn

The meeting adjourned at 3:29 p.m.

Attest:

Chair, Municipal Code Enforcement Board

Secretary to the Board