

City of Clearwater

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



Meeting Minutes

Wednesday, October 22, 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 – 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 September 24, 2025 Municipal Code Enforcement Board meeting as submitted in written summation.

Member Engel moved to approve the minutes of the September 24, 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 Case 114-25 - Find respondent(s) Cleveland 639 Land Trust at 639 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.

Inspector Kasman provided a PowerPoint presentation. Boards are up on the building covering windows. He said, as of today, some of the boards were removed. In response to a question, he said he spoke to a property manager a week ago who sent the photos of the boards being removed today.

Member Kenne moved to find 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 November 22, 2025. If the Respondent does not comply within the time specified, the Board may

order a fine of \$150.00 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.

- 4.2** Case 115-25 - Find respondent(s) Maria and George Ackerman at 832 Narcissus 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 provided a PowerPoint presentation. The fence is falling apart in places and part was crushed by a tree. He has not had any contact with the property owner and the complaint came from a neighbor. He said the tree was removed as part of an abatement case, but the damaged fence remains.

Member Kenne moved to find 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 November 22, 2025. If the Respondent does not comply within the time specified, the Board may order a fine of \$150.00 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.

- 4.3** WITHDRAWN - Case 116-25 - Find respondent(s) Jennifer Lee Schoen at 1707 Estelle Dr. in violation of Code for Exterior Storage, Parking, and Portable Storage Unit ; and issue an order with the compliance deadline and fine if compliance is not met. (Jehnzen)

Case 116-25 was withdrawn.

- 4.4** Case 117-25 - Find respondent(s) Kadada LLC at 1421 Pine 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)

Caroline Ndegwa, part owner of Kadada LLC, was present.

Inspector Stephens provided a PowerPoint presentation. He said the

website advertising the property for rent had the minimum stay listed as 20 days, then it was changed to 30 days and as of today it is listed for 10 days minimum.

Ms. Ndegwa said she changed the listing to reflect the 31-day minimum on May 13 and she does not know why the days keep changing. She said that if she has a rental that goes into a partial month, she thinks the remaining days are reflected as open to rent, causing the site to change the minimum days required.

Member Kenne moved to find 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 November 5, 2025. If the Respondent does not comply within the time specified, the Board may order a fine of \$250.00 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** WITHDRAWN - Case 118-25 - Find respondent(s) VN Florida Home at 904 Lakeview Rd. in violation of Code for Short Term Rental; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)

Case 116-25 was withdrawn.

- 4.6** WITHDRAWN - Case 119-25 - Find respondent(s) Christopher Mather at 802 Tuskawilla 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 116-25 was withdrawn.

- 4.7** Case 120-25 - Find respondent(s) Jessica L Fox at 634 Belleview Blvd. 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)

Inspector Stephens said the violations came into compliance prior to today's hearing.

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.

- 4.8 Case 121-25 - Find respondent(s) Rudens Sinjari at 305 S Lincoln Ave. in violation of Code for Short Term Rental and Residential Rental Business Tax Receipt; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)**

Rudens Sinjari 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 Stephens provided a PowerPoint presentation. He said the short term rental violation has been brought into compliance. He said the property owner has not obtained the Residential Rental Business Tax Receipt.

Ms. Sinjari said she paid the business tax receipt online but does not have the receipt to show. She will find proof or reapply for the business tax receipt.

Member Engel moved to find the Respondent was in violation of the City of Clearwater Code regarding the Short Term Rental 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.

Member Kenne moved to enter an order requiring the Respondent to correct the violation regarding the Residential Rental Business Tax Receipt on or before November 5, 2025. If the Respondent does not comply within the time specified, the Board may order a fine of \$50.00 per day for each day the 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.

- 4.9** Case 122-25 - Find respondent(s) William Joseph Reece at 1390 S Hillcrest Ave. in violation of Code for Short Term Rental and Residential Rental Business Tax Receipt; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)

No one was present to represent the Respondent.

Inspector Stephens provided a PowerPoint presentation. He said the short term rental violation has been brought into compliance. He said the property owner has not obtained the Residential Rental Business Tax Receipt. He said he has had no contact with the property owner.

Member Engel moved to find the Respondent was in violation of the City of Clearwater Code regarding the Short Term Rental 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.

Member Kenne 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 Kenne moved to enter an order requiring the Respondent to correct the violation regarding the Residential Rental Business Tax Receipt on or before November 5, 2025. If the Respondent does not comply within the time specified, the Board may order a fine of \$50.00 per day for each day the 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.

- 4.10**Case 123-25 - Find respondent(s) Elizabeth Plumley at 1367 S Michigan Ave. in violation of Code for Short Term Rental and Residential Rental Business Tax Receipt; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)

Property owner Elizabeth Plumley was present and admitted to the violations

Inspector Stephens provided a PowerPoint presentation. He said he spoke to the owner when he posted the Notice of Violation and that she disagreed with city code. He said the business tax receipt was applied for

today, but the fee hasn't been paid.

Ms. Plumley said she was unable to pay the business tax receipt online. She said the rental unit is an accessory dwelling unit in the rear of the property and she and her family live in the main house. She was not aware that the dwelling unit fell under the homestead tax exemption.

Member Kenne moved to find 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 November 5, 2025. If the Respondent does not comply within the time specified, the Board may order a fine of \$250.00 per day for the Short Term Rental violation and \$50.00 per day for the Residential Rental Business Tax Receipt 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.

- 4.11** Case 124-25 - Find respondent(s) Jose Luis Medina Murillo, Vivian Medina, and Claudia Michelle Medina at 1321 S Evergreen Ave. in violation of Code for Short Term Rental and Residential Rental Business Tax Receipt; and issue an order with the compliance deadline and fine if compliance is not met. (Stephens)

Claudia Medina was present admit to violation.

Inspector Stephens provided a PowerPoint presentation. He said screenshots of vacation rental websites show minimum stays of less than 31 days. He said he spoke with Ms. Medina today regarding the violation.

Ms. Medina said she was unaware of the Short Term Rental code and that the family is now using the property themselves.

Member Engel moved to find 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 November 5, 2025. If the Respondent does not comply within the time specified, the Board may order a fine of \$250.00 per day for the Short Term Rental violation and

**\$50.00 per day
for the Residential Rental Business Tax Receipt 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.**

- 4.12** Continue to November 19, 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)

Case 125-25 was continued to November 19, 2025.

- 4.13** Continue to November 19, 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 continued to November 19, 2025.

- 4.14** Case 127-25 - Find respondent(s) Jeffrey Thaler at 1022 Iroquois St. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

Jeffrey Thaler was present.

Inspector Reese provided a PowerPoint presentation. She said structural and electrical work was done without a permit.

Mr. Thaler said he applied for permits on Monday.

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.

Member Plumb moved to enter an order requiring the Respondent to correct the violations on or before November 24, 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.

- 4.15** Case 128-25 - Find respondent(s) Karoly Windows & Doors LLC at 1165 Eldridge St. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

Property representative Attorney Clint Morrell was present and admitted to the violation.

Inspector Reese provided a PowerPoint presentation. She said new fence posts were installed without a permit. A keypad entrance was installed so electrical work was performed without a permit as well.

Mr. Morrell said the fence has been in place for quite some time and the property owner is now aware that a permit is required. He said a property survey would need to be conducted and requested time for compliance.

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 24, 2025 and complete the permit in 6 months. 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.

- 4.16** WITHDRAWN - Case 129-25 - Find respondent(s) Susan Kim Tre at 618 Mandalay Ave. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

Case 129-25 was withdrawn.

- 4.17** WITHDRAWN - Case 130-25 - Find respondent(s) Cay at Clearwater Beach Condo Assn Inc. at 620 Mandalay Ave. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

Case 130-25 was withdrawn.

- 4.18** Case 131-25 - Find respondent(s) Cay at Clearwater Beach Condo Assn Inc. at 622 Mandalay Ave. in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

Property representative Susan Kim was present.

Inspector Reese provided a PowerPoint presentation. She said the area in front of the garage has unpermitted concrete and pavers. She said she has spoken to Ms. Kim on several occasions explaining the requirements.

Ms. Kim said she has contacted several contractors and no one is interested in the work because it is an after-the-fact permit.

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.

Member Plumb moved to enter an order requiring the Respondent to correct the violations on or before November 24, 2025 and complete the permit in 6 months. 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.

4.19 Continue to December 17, 2025 - Case 132-25 - Find respondent(s) Columbia Clearwater LLC at 2010, 2011, 2012, 2016, 2017, 2018, 2019, 2018, 2020, 2028, 2040 & 2048 Glass Loop in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Reese)

Case 132-25 was continued to December 17, 2025.

5. Old Business Items

5.1 Accept the Affidavits of Compliance as listed.

5.1.1 Case 72-24 Affidavit of Compliance
Arden J Gaik
1603 Sunset Dr.
Exterior Surfaces - Kasman

5.1.2 Case 114-24 Affidavit of Compliance
Joseph Peter Sikorski
826 Mandalay Ave.
Roof Maintenance and Door & Window Openings - Kasman

5.1.3 Case 49-25 Affidavit of Compliance
Leslie & Debra Conklin

430 Lotus Path
Roof Maintenance, Exterior Surfaces, and Door & Window Openings - Kasman

5.1.4 Case 55-25 Affidavit of Compliance
949 Cleveland Street LLC
901 Cleveland St.
Window Signage - Burghardt

5.1.5 Case 105-25 Affidavit of Compliance
Berfin Akkayan & Yuksel Durman
1803 Apache Trl
Lot Clearing - Dixon

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

5.2 Case 38-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Deol Partners LLC at 39 Turner St. for Exterior Surfaces. (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.

5.3 Case 43-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) William R. Black at 2390 Willow Tree Trl for Abandoned Building. (Stephens)

No one was present to represent the Respondent.

Member Plumb 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.

5.4 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)

Mr. Gonzalo Diaz was present and said he was unaware of Short Term

Rental codes and that the house is pending sale.

Member Kenne moved to continue Case 52-25 to November 19, 2025. The motion was duly seconded and carried unanimously.

- 5.5** Case 53-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Clearwater Angler LLC at 607 N Myrtle Ave. for Sign Maintenance. (Burghardt)

No one was present to represent the Respondent.

Member Kenne 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

- 6.1** Review changes to Rules and Regulations, Article IV - Order of Business and Article IX - Enforcement.

Attorney Salzman said the proposed changes include eliminating Citizens to be Heard on Items not on the Agenda and creates a process for staff to process stipulation agreements that meet certain criteria.

Member Kenne moved to approve the removal of the Citizens to be Heard agenda item. The motion was duly seconded and carried unanimously.

Discussion ensued regarding the timeframe an owner must own the property to be eligible for the agreement. As written, the rule says 12 months. There was consensus to shorten the timeframe to 90 days.

Member Kenne moved to approve the stipulation agreement process with the 90-day timeframe. The motion was duly seconded and carried unanimously.

7. Nuisance Abatement Lien Filings

- 7.1** Case 160-25 - Accept the Nuisance Abatement Lien for respondent(s) Michael Plunkett at 205 S San Remo 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 presented a PowerPoint presentation. She said the front yard is overgrown and does not believe anyone lives at the house.

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.

- 7.2** Case 161-25 - Accept the Nuisance Abatement Lien for respondent(s) Kathy Carro at 1910 Union St. for Lot Clearing and Inoperative Vehicle; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Kasman)

No one was present to represent the Respondent.

Inspector Kasman provided a PowerPoint presentation. He said there is there a lot of debris, including washers, dryers, and engines in the rear yard and the yard is overgrown. There is an RV parked in the front without a license tag.

Member Kenne 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.

- 7.3** Case 162-25 - Accept the Nuisance Abatement Lien for respondent(s) Karin Friese and Daniel Friese at 1755 Sunset Point Rd. for Lot Clearing and Inoperative Vehicle; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Kasman)

No one was present to represent the Respondent.

Inspector Kasman provided a PowerPoint presentation. He said the grass is high and growing into the driveway and pavers. There is a vehicle without a license tag parked in the yard. He said he spoke to the owner and no action has been taken.

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.

- 7.4 WITHDRAWN - Case 163-25 - Accept the Nuisance Abatement Lien for respondent(s) Santa Tellez and Fernando Contreras at 332 Elizabeth 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. (Stephens)**

Case 163-25 was withdrawn.

- 7.5 Case 164-25 - Accept the Nuisance Abatement Lien for respondent(s) A P Beach Properties LLC at 405 Coronado 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. (Mattocks)**

No one was present to represent the Respondent.

Inspector Mattocks provided a PowerPoint presentation. He said the property is used as a parking lot and the lot is littered with trash and debris. The grass has been occasionally mowed but the grass is as tall as a garbage can in some areas.

Member Kenne 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.

- 7.6** Case 165-25 - Accept the Nuisance Abatement Lien for respondent(s) Clearwater Beach BK Investors at 423 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 provided a PowerPoint presentation. He said trash and wood pallets are stacking up in the back corner of the commercial property causing rodent problems. He said he personally showed the issue to a representative from the bank.

Member Strickland 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.

- 7.7** Case 166-25 - Accept the Nuisance Abatement Lien for respondent(s) Mary Johnson Est at 950 Lantana 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 lawn is overgrown and trash and debris litter the property and the grass and vegetation are overgrown.

Member Strickland 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

8. Adjourn

The meeting adjourned at 3:38 p.m.

Chair, Municipal Code Enforcement Board

Attest:

Secretary to the Board