

City of Clearwater

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



Meeting Minutes

Wednesday, June 25, 2025

1:30 PM

Main Library - Council Chambers

Municipal Code Enforcement Board

Rollcall

Present 6 - Board Member David Farrar, Board Member Dean Strickland, Board Member Robert Kenne, Board Member Greg Brown, Board Member Pam Ryan-Anderson, and Board Member Raymond Plumb

Absent 1 - Board Member C. Daniel Engel

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 April 23, 2025 Municipal Code Enforcement Board meeting as submitted in written summation.

Member Kenne moved to approve the minutes of the June 25, 2025 Municipal Code Enforcement Board as submitted in written summation. The motion was duly seconded and carried unanimously.

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

4. New Business Items

- 4.1 WITHDRAWN - Continued from April 23, 2025 - Case 26-25 - Find respondent(s) United Dominion Rlty Trust at 1820 Sunset Point Rd. in violation of Code for Landscape; and issue an order with the compliance deadline and fine if compliance is not met. (Robicheau)

Case 26-25 was withdrawn.

- 4.2 Case 34-25 - Find respondent(s) 912 Plaza Street Land Trust at 912 Plaza St. in violation of Code for Hauling Trailer; 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. There is a hauling trailer illegally parked in front of the house. In response to a question, Mr. Dixon said he has not spoken to the property owner, just to one person who was outside on the day of posting saying they were visiting someone

who lived there and that the house is a rental.

Member Farrar moved to find the Respondent in violation of the Code as referred to in the affidavit in this case. The motion was duly seconded and carried unanimously.

Member Farrar moved to enter an order requiring the Respondent to correct the violations on or before August 1, 2025. If the Respondent does not comply within the time specified, the Board may order a find 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.

- 4.3 Case 35-25 - Find respondent(s) Lance Willard and Bianca Lizarraga at 1109 Charles St. in violation of Code for Public Health, Safety, or Welfare Nuisance (Pool); and issue an order with the compliance deadline and fine if compliance is not met. (Dixon)**

No one was present to represent the Respondent.

Inspector Dixon provided a PowerPoint presentation. There is an unsecured swimming pool in the back corner of the property that needs a barrier to prevent access. He said he has been in contact with one of the property owners. In response to a question, Mr. Dixon said no actions have been taken to address the violation.

Discussion ensued with comments made that the violation needs to be addressed because of the open access to the pool.

Member Farrar moved to find the Respondent in violation of the Code as referred to in the affidavit in this case. The motion was duly seconded and carried unanimously.

Member Farrar moved to enter an order requiring the Respondent to correct the violations on or before July 11, 2025. If the Respondent does not comply within the time specified, the Board may order a find of \$250.00 per day per violation for each day each violation continues to exist. After 3 months from the recordation date of such lien, if the fines and fees remain unpaid, the City Attorney's office is authorized to foreclose, collect or settle such lien using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

- 4.4** WITHDRAWN - Case 36-25 - Find respondent(s) Pinellas County Land Assembly Trust at 675 Spruce St. in violation of Code for Fences; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

Case 36-25 was withdrawn.

- 4.5** WITHDRAWN - Case 37-25 - Find respondent(s) Sagonias Revocable Trust, Aydin, Berk Tre at 1726 N Ft. Harrison Ave. in violation of Code for Business Tax Receipt; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

Case 37-25 was withdrawn.

- 4.6** Case 38-25 - Find respondent(s) Deol Partners LLC at 39 Turner St. in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

Case 38-25 was withdrawn.

- 4.7** WITHDRAWN - Case 39-25 - Find respondent(s) Elham Hakim and Gilbert Hakim at 1104 Druid Rd S. in violation of Code for Fences; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

Case 39-25 was withdrawn.

- 4.8** Case 40-25 - Find respondent(s) Bom Holdings LLC at 234 Palm Is SW in violation of Code for Short Term Rental; and issue an order with the compliance deadline and fine if compliance is not met. (Green)

No one was present to represent the Respondent.

Code Compliance Supervisor Green said the property is now in compliance.

Member Farrar moved to find the Respondent was in violation of the City of Clearwater Code as referred to in the affidavit in this case, the violation was corrected prior to today's hearing, and to enter an order that no fine be imposed against the Respondent. If the Respondent repeats the violation, the Board may order a fine of up to \$500 for each day the violation continues to exist. The motion was duly seconded and carried unanimously.

- 4.9** WITHDRAWN - Case 41-25 - Find respondent(s) Amanda Hope Rees at 905 Sevard Ave. in violation of Code for Portable Storage Unit; and issue an order with the compliance deadline and fine if compliance is not met. (Jehnzen)

Case 41-25 was withdrawn.

- 4.10** Case 42-25 - Find respondent(s) Jeremiah King at 201 S Pegasus Ave. in violation of Code for Exterior Surfaces and Roof Maintenance; and issue an order with the

compliance deadline and fine if compliance is not met. (Stephens)

Property owner Jeremiah King was present and admitted to the violation.

Member Farrar moved to find the Respondent in violation of the Code as referred to in the affidavit in this case. The motion was duly seconded and carried unanimously.

Inspector Stephens provided a PowerPoint presentation. He said mildew is growing on the exterior siding and the roof. There are torn tarp pieces and cinder blocks on the roof. He said the house was partially pressure washed in September of last year. He said he has had conversations with Mr. King and the work has stalled.

Mr. King said he inherited the property in 2017 and has allowed an 83 year old family friend to stay there. The family friend is being moved for better care in August and he plans to use the property as a rental. He has had issues getting quotes from general contractors. He said he has someone scheduled to pressure wash and paint the exterior in the next week. He has an appointment with a roofer on Friday and hopes to begin the roof replacement in August. He said the roof will take the most time to complete.

Member Farrar moved to enter an order requiring the Respondent to correct the violations on or before August 27, 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.

4.11 Case 43-25 - Find respondent(s) William R. Black at 2390 Willow Tree Trl. in violation of Code for Abandoned Building; 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 there was a house fire in 2024 creating a hole in the roof and blown out windows, allowing access to the rear of the property and an unmaintained pool. He said he spoke to the property owner at the beginning of the month and the fence had been repaired and the windows boarded up but no other work

has been done to the property and it remains in an abandoned condition.

Member Farrar moved to find the Respondent in violation of the Code as referred to in the affidavit in this case. The motion was duly seconded and carried unanimously.

Member Farrar moved to enter an order requiring the Respondent to correct the violations on or before August 25, 2025. If the Respondent does not comply within the time specified, the Board may order a find 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.

4.12 Case 44-25 - Find respondent(s) Codabudfit LLC at 1185 Court St. in violation of Code for Sign Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)

Property representative Carolyn Arote was present and admitted to the violation.

Member Farrar moved to find the Respondent in violation of the Code as referred to in the affidavit in this case. The motion was duly seconded and carried unanimously.

Inspector Burghardt provided a PowerPoint presentation. The sign face panels were damaged in the hurricanes last year. He said he waited until December to reach out to the property owner.

Ms. Arote said the City forced her to remove the Jeep sign that was installed for the previous owner. She said she has a quote from a sign company that said it would take 8 weeks to permit and install new sign panels. She said she intends to keep the sign pole.

In response to a comment, Mr. Burghardt said no permitting would be required to install blank face panels or to place a tarp over the damaged sign.

Member Farrar moved to enter an order requiring the Respondent to correct the violations on or before August 27, 2025. If the Respondent does not comply within the time specified, the Board may order a find 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.

- 4.13** WITHDRAWN - Case 45-25 - Find respondent(s) Centro NP Clearwater Mall LLC at 2607 Gulf to Bay Blvd. in violation of Code for Sign Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)

Case 45-25 was withdrawn.

- 4.14** WITHDRAWN - Case 46-25 - Find respondent(s) Marcus Lee Gauthier and Venice Kitchen at 108 Evelyn Ave. in violation of Code for Parking Lot Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Mattocks)

Case 46-25 was withdrawn.

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

Property representatives Morgan Wert and Holly Jones were present and admitted to the violation.

Member Farrar moved to find the Respondent in violation of the Code as referred to in the affidavit in this case. The motion was duly seconded and carried unanimously.

Inspector Mattocks provided a PowerPoint presentation. He said there is a warning sign posted about the unsafe roof. He said you can see the sky through the ceiling from the front window. He said Ms. Wert was very responsive and provided all paperwork received from engineers.

In response to questions, Ms. Jones said a survey was conducted and that their normal contractors were too busy to help with this property after the hurricanes. She said the property owners would determine if the house will be demolished or remodeled.

Discussion ensued with consensus to continue the affirmative relief portion of the hearing to the July meeting.

Member Farrar moved to continue the affirmative relief portion of Case 47-25 to the July 23, 2025 meeting. The motion was duly seconded and carried unanimously.

- 4.16** WITHDRAWN - Case 48-25 - Find respondent(s) Joann Dixon and Andrew Sandstrom at 309 David Ave. in violation of Code for Roof Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Mattocks)

Case 48-25 was withdrawn.

5. Old Business Items

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

5.1.1 Case 54-20 Affidavit of Compliance
Thessaloniki Canotas-Engdahl
1936 N Betty Ln.
Permits - Reese

5.1.2 Case 90-24 Affidavit of Compliance
Chandradat Ramnariain
1479 Franklin St.
Inoperative Vehicle - Stephens

5.1.3 Case 32-25 Affidavit of Compliance
Lance Michael Willard
Bianca Lizarraga
1109 Charles St.
Lot Clearing - Dixon

5.1.4 Case 33-25 Affidavit of Compliance
James & Andrea Butterworth
1007 Jones St.
Lot Clearing - Dixon

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

- 5.2** Case 12-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Thomas Rizkovsky at 1384 Seabreeze St. for Grass Parking. (Jehnzen)

Property owner Thomas Rizkovsky was present. He said he placed the RV on cement pads and emailed the inspector who has not responded.

Inspector Jehnzen said there have been in person discussions and email explanations with the property owner regarding where the RV can and cannot be parked.

Member Farrar moved to accept the Affidavit of Non-Compliance and issue an order that states after 3 months from the recordation date of

such lien, if the fines and fees remain unpaid, the City Attorney's office is authorized to foreclose, collect or settle such lien using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

- 5.3** WITHDRAWN - Case 13-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Iris Valentin at 1446 Thames Ln. for Short Term Rental. (Green)

Case 13-25 was withdrawn.

- 5.4** Case 30-25 - Accept the Affidavit(s) of Non-Compliance for respondent(s) William R. Black at 2390 Willow Tree Trl. for Inoperative Vehicle. (Stephens)

No one was present to represent the Respondent.

Member Farrar moved to accept the Affidavit of Non-Compliance and issue an order that states after 3 months from the recordation date of such lien, if the fines and fees remain unpaid, the City Attorney's office is authorized to foreclose, collect or settle such lien using any legal or equitable remedies available under the law. The motion was duly seconded and carried unanimously.

6. Other Board Action

- 6.1** Case 54-20 - Consider request by petitioner(s) Thessaloniki Canotas-Engdahl at 1936 N Betty Ln. to reduce the fine re Permits; 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.

No one was present to represent the Respondent.

A comment was made that there is online proof that a roof permit was obtained.

In response to a question, Secretary to the Board Sprague said administrative and investigative costs total \$1,221.70.

Member Ryan-Anderson moved to enter an order reducing the amount of the lien to \$2,100.00, inclusive of administrative costs, payable within 30 days or the lien will revert to its original amount. The motion was duly seconded and carried unanimously.

- 6.2** Case 96-21 - Consider request by petitioner(s) Leonardo Varela at 1465 Sunset Point Rd. to reduce the fine re Signage without Permits; 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.

Attorney representative Jonathan Ruiz was present. He said his client's misunderstanding of the administrative process led to the delay in compliance.

In response to a question, the Secretary to the Board said the administrative and investigative costs total \$1,443.20.

Member Ryan-Anderson moved to enter an order reducing the amount of the lien to \$1,443.20, inclusive of administrative costs, payable within 30 days or the lien will revert to its original amount. The motion was duly seconded and carried unanimously.

- 6.3** Case 79-22 - Consider request by petitioner(s) Baez & Ortiz at 1400 Cleveland St. to reduce the fine re Exterior Surfaces & Shopping Carts; 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 Maggie Lichty was present. She said the property was brought into compliance immediately but there was no communication to the city to reinspect.

In response to a question, the Secretary to the Board said the administrative and investigative costs total \$1,495.20.

Member Ryan-Anderson moved to enter an order reducing the amount of the lien to \$1,495.20, inclusive of administrative costs, payable within 30 days or the lien will revert to its original amount. The motion was duly seconded and carried unanimously.

- 6.4** Case 150-24 - Approve the Stipulation and Agreement for petitioner(s) Henry Martel at 51 Verbena St.

Property owner Kyle Martel was present.

Assistant City Attorney Jerrod Simpson said the agreement orders compliance by August 24, 2025 and the lien will be reduced to administrative costs payable within 30 days of compliance.

Member Farrar moved to approve the Stipulation Agreement for Case 150-24 with a compliance date of August 24, 2025. The motion was duly seconded and carried unanimously.

The Board recessed from 3:29 p.m. to 3:35 p.m.

Building Official Kevin Garriott introduced the new Assistant City

Manager, Alfred Battle.

7. Nuisance Abatement Lien Filings

- 7.1** Case 56-25 (PNU2025-00504) - Accept the Nuisance Abatement Lien for respondent(s) Christian & Antoinette Patton at 835 Bruce Ave. for Lot Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Kasman)

No one was present to represent the Respondent.

Inspector Kasman provided a PowerPoint presentation. He said the lawn is overgrown and needs mowed and edged and debris removed.

Member Farrar moved to enter an order finding the Respondent in violation of Code and requiring the Respondent to correct the violations within five days of the Board's written worder. If the Respondent does not comply within the time specified, the City may take all reasonable actions, including entry onto the property, to abate and maintain the nuisance, and charge the Respondent with the reasonable costs which will become a lien on the property. If costs, fines, and fees remain unpaid 3 months after such lien is filed, the City is authorized to foreclose, collect or settle such lien. The motion was duly seconded and carried unanimously.

- 7.2** WITHDRAWN - Case 57-25 (PNU2025-00548) - Accept the Nuisance Abatement Lien for respondent(s) Eldorado Project LLC at 904 Bruce Ave. for Lot Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Kasman)

Case 57-25 was withdrawn.

- 7.3** WITHDRAWN - Case 58-25 (PNU2025-00561) - Accept the Nuisance Abatement Lien for respondent(s) Eldorado Project LLC at 901 Eldorado Ave. for Lot Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Kasman)

Case 58-25 was withdrawn.

- 7.4** Case 59-25 (PNU2025-00546 & PNU2025-00547) - Accept the Nuisance Abatement Lien for respondent(s) Desiree M Hoyle Est at 412 Princess St. for Lot Clearing & 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. Trash and debris litter the yard and there is a black car without a license tag parked in the driveway.

Member Farrar moved to enter an order finding the Respondent in violation of Code and requiring the Respondent to correct the violations within five days of the Board's written worder. If the Respondent does not comply within the time specified, the City may take all reasonable actions, including entry onto the property, to abate and maintain the nuisance, and charge the Respondent with the reasonable costs which will become a lien on the property. If costs, fines, and fees remain unpaid 3 months after such lien is filed, the City is authorized to foreclose, collect or settle such lien. The motion was duly seconded and carried unanimously.

- 7.5** Case 60-25 (PNU2025-00613) - Accept the Nuisance Abatement Lien for respondent(s) Karen Winter-Christy at 1184 S Duncan 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. (Jehnzen)

No one was present to represent the Respondent.

Inspector Jehnzen provided a PowerPoint presentation. The lawn needs to be mowed and the grass is nearly 4 ft tall in places.

Member Farrar moved to enter an order finding the Respondent in violation of Code and requiring the Respondent to correct the violations within five days of the Board's written worder. If the Respondent does not comply within the time specified, the City may take all reasonable actions, including entry onto the property, to abate and maintain the nuisance, and charge the Respondent with the reasonable costs which will become a lien on the property. If costs, fines, and fees remain unpaid 3 months after such lien is filed, the City is authorized to foreclose, collect or settle such lien. The motion was duly seconded and carried unanimously.

- 7.6** Case 61-25 (PNU2025-00441) - 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. (Kasman)

Case 61-25 was withdrawn.

- 7.7** Case 62-25 (PNU2025-00589) - Accept the Nuisance Abatement Lien for respondent(s) Byrd J Smith Est at 2080 Douglas Ave. for Lot Clearing; and issue an order with the

compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Dixon)

No one was present to represent the Respondent.

Inspector Dixon provided a PowerPoint presentation. He said the back and side yards are not being mowed, but the front is not.

Member Ryan-Anderson moved to enter an order finding the Respondent in violation of Code and requiring the Respondent to correct the violations within five days of the Board's written worder. If the Respondent does not comply within the time specified, the City may take all reasonable actions, including entry onto the property, to abate and maintain the nuisance, and charge the Respondent with the reasonable costs which will become a lien on the property. If costs, fines, and fees remain unpaid 3 months after such lien is filed, the City is authorized to foreclose, collect or settle such lien. The motion was duly seconded and carried unanimously.

- 7.8** Case 63-25 (PNU2025-00171) - Accept the Nuisance Abatement Lien for respondent(s) Jacqueline Hunter and Edith Hunter at 1110 Fairmont St. for Inoperative Vehicle; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Dixon)

No one was present to represent the Respondent.

Inspector Dixon provided a PowerPoint presentation. There is a gold car with an expired tag parked in the driveway. As of today, a different tag is on the vehicle that belongs to a red car.

Member Plumb moved to enter an order finding the Respondent in violation of Code and requiring the Respondent to correct the violations within five days of the Board's written worder. If the Respondent does not comply within the time specified, the City may take all reasonable actions, including entry onto the property, to abate and maintain the nuisance, and charge the Respondent with the reasonable costs which will become a lien on the property. If costs, fines, and fees remain unpaid 3 months after such lien is filed, the City is authorized to foreclose, collect or settle such lien. The motion was duly seconded and carried unanimously.

- 7.9** Case 64-25 (PNU2025-00491) - Accept the Nuisance Abatement Lien for respondent(s) Eligah Cobb and Adell Cobb at 1704 N Martin Luther King, Jr. 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. (Dixon)

Case 64-25 was withdrawn.

- 7.10** Case 65-25 (PNU2025-00405) - Accept the Nuisance Abatement Lien for respondent(s) Advance Stores Co. at 1620 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. (Stephens)

No one was present to represent the Respondent.

Inspector Stephens provided a PowerPoint presentation. A trailer is parked on the property without a valid license tag.

Member Strickland moved to enter an order finding the Respondent in violation of Code and requiring the Respondent to correct the violations within five days of the Board's written worder. If the Respondent does not comply within the time specified, the City may take all reasonable actions, including entry onto the property, to abate and maintain the nuisance, and charge the Respondent with the reasonable costs which will become a lien on the property. If costs, fines, and fees remain unpaid 3 months after such lien is filed, the City is authorized to foreclose, collect or settle such lien. The motion was duly seconded and carried unanimously.

8. Adjourn

The meeting adjourned at 3:54 p.m.

Attest:

Chair, Municipal Code Enforcement Board

Secretary to the Board