

City of Clearwater

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



Meeting Agenda

Wednesday, June 25, 2025

1:30 PM

Main Library - Council Chambers

Municipal Code Enforcement Board

1. Call To Order**2. Approval of Minutes**

- 2.1 [ID#25-0607](#) Approve the minutes of the April 23, 2025 Municipal Code Enforcement Board meeting as submitted in written summation.

3. Citizens to be Heard Regarding Items Not on the Agenda**4. New Business Items**

- 4.1 [ID#25-0515](#) **WITHDRAWN - Continued from April 23, 2025 - Case 26-25** - Find respondent(s) **United Dominion Rlty Trust at 1820 Sunset Point Rd.** in violation of Code for Landscape;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)
- 4.2 [ID#25-0516](#) **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)
- 4.3 [ID#25-0517](#) **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)
- 4.4 [ID#25-0518](#) **WITHDRAWN - Case 36-25** - Find respondent(s) **Pinellas County Land Assembly Trust at 675 Spruce St.** in violation of Code for Fences; and issue an order with the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)
- 4.5 [ID#25-0519](#) **WITHDRAWN - Case 37-25** - Find respondent(s) **Sagonias Revocable Trust, Aydin, Berk Tre at 1726 N Ft.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)
- 4.6 [ID#25-0520](#) **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)
- 4.7 [ID#25-0521](#) **WITHDRAWN - Case 39-25** - Find respondent(s) **Elham Hakim and Gilbert Hakim at 1104 Druid Rd S.** in violation of Code for Fences; and issue an order with the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)
- 4.8 [ID#25-0522](#) **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)
- 4.9 [ID#25-0523](#) **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)

- 4.10 [ID#25-0524](#) **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)
- 4.11 [ID#25-0525](#) **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)
- 4.12 [ID#25-0529](#) **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)
- 4.13 [ID#25-0530](#) **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)
- 4.14 [ID#25-0531](#) **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)
- 4.15 [ID#25-0532](#) **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)
- 4.16 [ID#25-0533](#) **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)

5. Old Business Items

- 5.1 [ID#25-0606](#) 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

- 5.2** [ID#25-0534](#) **Case 12-25** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Thomas Rizkovsky** at **1384 Seabreeze St.** for Grass Parking. (Jehnzen)
- 5.3** [ID#25-0535](#) **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)
- 5.4** [ID#25-0536](#) **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)

6. Other Board Action

- 6.1** [ID#25-0597](#) **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.
- 6.2** [ID#25-0598](#) **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.
- 6.3** [ID#25-0599](#) **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.
- 6.4** [ID#25-0600](#) **Case 150-24** - Approve the Stipulation and Agreement for petitioner(s) **Henry Martel** at **51 Verbena St.**

7. Nuisance Abatement Lien Filings

- 7.1** [ID#25-0591](#) **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)
- 7.2** [ID#25-0592](#) **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)

- 7.3 [ID#25-0593](#) **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)
- 7.4 [ID#25-0594](#) **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)
- 7.5 [ID#25-0595](#) **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)
- 7.6 [ID#25-0616](#) **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)
- 7.7 [ID#25-0617](#) **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)
- 7.8 [ID#25-0618](#) **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)
- 7.9 [ID#25-0620](#) **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)
- 7.10 [ID#25-0621](#) **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)

8. Adjourn

