

# City of Clearwater

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



## Meeting Minutes

**Wednesday, November 20, 2024**

**1:30 PM**

**Main Library - Council Chambers**

## **Municipal Code Enforcement Board**

**Roll Call**

**Present** - Chair Greg Brown, Board Member Robert Kenne, Board Member David Farrar, Board Member Duane Schultz, 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 August 28, 2024 Municipal Code Enforcement Board meeting as submitted in written summation.

**Member Schultz moved to approve the minutes of the August 28, 2024 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:** None.

**4. New Business Items**

4.1 WITHDRAWN - Continued from July 24, 2024 - Case 87-24 - Find respondent(s) TOWER4ONBAY LLC at 534 Bay Ave. in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

*Case 87-24 was withdrawn.*

4.2 WITHDRAWN - Case 112-24 - Find respondent(s) Valerie and Christopher Paitakis at 407 S Hillcrest Ave. in violation of Code for Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Sudduth)

*Case 112-24 was withdrawn.*

4.3 WITHDRAWN - Case 116-24 - Find respondent(s) Perla and Bujan Pojani at 605 Alden Ave. in violation of Code for Door and Window Openings and Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

*Case 116-24 was withdrawn.*

4.4 WITHDRAWN - Case 118-24 - Find respondent(s) Thon Prum and Tho Do at 1780 N Fort Harrison Ave. in violation of Code for Exterior Surfaces; and issue an order with the

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

*Case 118-24 was withdrawn.*

- 4.5 WITHDRAWN - Case 120-24 - Find respondent(s) Maria and Neilon Anderson Joslyn at 1350 Byron Dr. in violation of Code for Exterior Storage; and issue an order with the compliance deadline and fine if compliance is not met. (Jehnzen)

*Case 120-24 was withdrawn.*

- 4.6 WITHDRAWN - Case 123-24 - Find respondent(s) Randall Scott Evans at 1701 N Ft. Harrison Ave. in violation of Code for Prohibited Signage; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)

*Case 123-24 was withdrawn.*

- 4.7 WITHDRAWN - Case 124-24 - Find respondent(s) Ferman of Countryside LLC at 24825 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 124-24 was withdrawn.*

- 4.8 WITHDRAWN - Case 125-24 - Find respondent(s) Ferman of Countryside LLC at 24825 US Highway 19 N in violation of Code for Temporary Signs; and issue an order with the compliance deadline and fine if compliance is not met. (Burghardt)

*Case 125-24 was withdrawn.*

- 4.9 WITHDRAWN - Case 146-24 - Find respondent(s) A Real Agape LLC at 220 S Hillcrest Ave. in violation of Code for Fences and Walls; and issue an order with the compliance deadline and fine if compliance is not met. (Brown)

*Case 146-24 was withdrawn.*

## **5. Old Business Items**

- 5.1 Accept the Affidavits of Compliance as listed.

- 5.1.1 Case 43-15 Affidavit of Compliance

- Herculano De La Cruz

- 107 N Duncan Ave.

- Exterior Storage, Parking Lot Surfaces, and Exterior Surfaces - Brown

- 5.1.2 Case 123-16 Affidavit of Compliance

- Ivonne Pineda Landa

- 806 Turner St.

- Exterior Surfaces - Brown

- 5.1.3 Case 196-17 Affidavit of Compliance  
Basset, William and Margaret Trust  
301 Baker Ave.  
Exterior Surfaces and Abandoned Building - Brown
- 5.1.4 Case 120-18 Affidavit of Compliance  
Veronica Zerman  
301 N Madison Ave.  
Exterior Surfaces and Parking Lot Surfaces - Brown
- 5.1.5 Case 21-21 Affidavit of Compliance  
Frederick Bachmann  
1425 Gulf to Bay Blvd.  
Roof Maintenance - Brown
- 5.1.6 Case 125-23 Affidavit of Compliance  
Oakmont Reserve Properties LLC  
3010 Oakmont Dr.  
Public Health, Safety, and Welfare Nuisance (Pool) - Brown
- 5.1.7 Case 12-24 Affidavit of Compliance  
Robert Williams and Jacquelyn Plaska  
1606 N Osceola Ave.  
Exterior Surfaces - Kasman
- 5.1.8 Case 15-24 Affidavit of Compliance  
Vivian Mouzon  
606 Fairmont St.  
Abandoned Building, Exterior Surfaces, and Roof Maintenance - Dixon
- 5.1.9 Case 18-24 Affidavit of Compliance  
Gilbert Jannelli  
1871 Douglas Ave.  
Exterior Surfaces and Abandoned Building - Dixon
- 5.1.10 Case 80-24 Affidavit of Compliance  
Jessie Williams  
1320 Springdale St.  
Inoperative Vehicle - Dixon
- 5.1.11 Case 96-24 Affidavit of Compliance  
Maria and Neilon Joslyn  
1350 Byron Dr.  
Inoperative Vehicle - Jehnzen

- 5.1.12 Case 133-24 Affidavit of Compliance  
Joseph Narduzzo  
1320 Overlea St.  
Lot Clearing - Dixon
- 5.1.13 Case 138-24 Affidavit of Compliance  
Arka Homes LLC  
1465 San Juan Ct.  
Lot Clearing - Dixon
- 5.1.14 Case 146-24 Affidavit of Compliance  
Ronald and Shelley McDonald  
210 Palm Isl  
Lot Clearing - Kasman
- 5.1.15 Case 156-24 Affidavit of Compliance  
MBBS Flip Fund LLC  
1391 Boyla Ave.  
Lot Clearing - Jehnzen

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

- 5.2** WITHDRAWN - Continued from June 26 and July 24, 2024 - Case 18-24 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Gilbert Jannelli at 1871 Douglas Ave. for Exterior Surfaces and Abandoned Building. (Dixon)

*Case 18-24 was withdrawn.*

- 5.3** Case 63-24 - Accept the Affidavit(s) of Non-Compliance for respondent(s) JJJ Family LLLP at 2171 Beecher Rd. for Permits. (Espinosa)

*Nobody was present to represent the Respondent.*

*Inspector Espinosa said the property owner obtained the needed permit on July 31, 2024, after the compliance date of July 1, 2024.*

**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.**

- 5.4** Case 74-24 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Jamee Marino and Michael Marino at 1930 Ripon Dr. for Exterior Storage. (Jehnzen)

*No one was present to represent the Respondent.*

*Inspector Jehnzen said nothing on the property has changed. Gas cans and oil containers continue to be stored outside. He said he has had no contact with the property owner.*

**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.**

- 5.5** Case 89-24 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Frederic Picard at 1032 N Missouri Ave. for Permits. (Espinosa)

*No one was present to represent the Respondent.*

*Inspector Espinosa said the property owner is in France. She said he submitted plans after this case was brought to the Board in June but a permit has not been obtained. The compliance was July 31, 2024.*

**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.**

- 5.6** Continue to December 18, 2024 - Case 85-24 - Accept the Affidavit(s) of Non-Compliance for respondent(s) Sheila M Kilmartin at 1430 Wilson Rd. for Exterior Storage. (Brown)

*Case 85-24 was continued to December 18, 2024.*

**6. Other Board Action:** None.

**7. Nuisance Abatement Lien Filings**

- 7.1** WITHDRAWN - Case 156-24 (PNU2024-01134) - Accept the Nuisance Abatement Lien for respondent(s) MBBS Flip Fund LLC at 1391 Boylan 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)

*Case 156-24 was withdrawn.*

- 7.2** WITHDRAWN - Case 157-24 (PNU2024-01149) - Accept the Nuisance Abatement Lien

for respondent(s) James Lavelle at 1390 Seabreeze 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. (Jehnzen)

*Case 157-24 was withdrawn.*

- 7.3** WITHDRAWN - Case 158-24 (PNU2024-01155) - Accept the Nuisance Abatement Lien for respondent(s) Emmanuel Ramirez, Jr. at 1434 Springdale 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)

*Case 158-24 was withdrawn.*

- 7.4** WITHDRAWN - Case 159-24 (PNU2024-01202) - Accept the Nuisance Abatement Lien for respondent(s) Frederic and Janela Picard at 207 S Lincoln 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. (Stephens)

*Case 159-24 was withdrawn.*

- 7.5** WITHDRAWN - Case 160-24 (PNU2024-01160) - Accept the Nuisance Abatement Lien for respondent(s) ICT Avatar LLC at 14 S Glenwood Ave. for Lot Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Stephens)

*Case 160-24 was withdrawn.*

- 7.6** Case 161-24 (PNU2024-01350) - Accept the Nuisance Abatement Lien for respondent(s) Xu Kun at 1453 Grove 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. (Stephens)

*Case 161-24 was continued to December 18, 2024.*

- 7.7** WITHDRAWN - Case 162-24 (PNU2024-01348) - Accept the Nuisance Abatement Lien for respondent(s) Kurji Bardai Inc at 115 N San Remo 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 162-24 was withdrawn.*

- 7.8** Case 163-24 (PNU2024-01284) - Accept the Nuisance Abatement Lien for respondent(s) YCA Investments Corp at 1477 Drew 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. (Stephens)

*No one was present to represent the Respondent.*

*Code Compliance Supervisor Sarah Green presented a PowerPoint presentation. She said the property is overgrown and trash litters the yard. More trash has accumulated since the case was opened.*

**Member Farrar 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. Aft her 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.**

**7.9** Continue to December 18, 2024 - Case 164-24 (PNU2024-00619) - Accept the Nuisance Abatement Lien for respondent(s) Jeanne Zuehlke at 115 S Orion 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. (Stephen)

*Case 164-24 was continued to December 18, 2024.*

**7.10**Continue to December 18, 2024 - Case 165-24 (PNU2024-01342) - Accept the Nuisance Abatement Lien for respondent(s) Jeanne Zuehlke at 115 S Orion 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. (Stephens)

*Case 165-24 was continued to December 18, 2024.*

**8. Adjourn**

*The meeting adjourned at 1:41 p.m.*

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Chair, Municipal Code Enforcement Board

Attest:

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Secretary to the Board