

City of Clearwater

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



Meeting Agenda

Wednesday, June 24, 2020

1:30 PM

Main Library - Council Chambers

Municipal Code Enforcement Board

1. Call To Order

2. Approval of Minutes

- 2.1 [ID#20-7935](#) Approve the meeting minutes of the February 26, 2020 Municipal Code Enforcement Board as submitted in written summation.

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

4. New Business Items

- 4.1 [ID#20-7898](#) **WITHDRAWN - Cont'd from 9/25/19 through 4/22/20 - Case 194-19** - Find respondent(s) **Paul A Gelep** at **442 Mandalay Ave.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Cantrell)
- 4.2 [ID#20-7899](#) **Cont'd from 12/18/19, 3/25/20, & 4/22/20, Cont. to 7/22/20 - Case 240-19** - Find respondent(s) **Gladys J McLaughlin** at **210 S Meteor Ave.** in violation of Code for Exterior Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Fletcher)
- 4.3 [ID#20-7900](#) **Cont'd from 2/26/20 - Case 45-20** - Status report for respondent(s) **Chestnut & Mrytle LLC** at **708 Chestnut St.** in violation of Code for Exterior Surfaces, Door and Window Openings, and Abandoned Building; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)
- 4.4 [ID#20-7855](#) **Cont'd from 3/25/20 & 4/22/20 - Case 57-20** - Find respondent(s) **Joshua Lagree and Lisa D Garcia** at **1793 N Ft. Harrison Ave** in **REPEAT** violation of Code for Short Term Rental; and issue an order that a daily fine be imposed for each day the repeat violation(s) existed. (Phillips)
- 4.5 [ID#20-7856](#) **WITHDRAWN - Case 58-20** - Find respondent(s) **3 JJJ's** at **1473 Drew St.** in violation of Code for Roof Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Phillips)
- 4.6 [ID#20-7857](#) **Cont'd from 3/25/20 & 4/22/20 - Case 59-20** - Find respondent(s) **Mai Property LLC, Khadija Surani** at **1327 N Highland Ave** in violation of Code for Window Signs; and issue an order with the compliance deadline and fine if compliance is not met. (Knight)
- 4.7 [ID#20-7858](#) **WITHDRAWN - Case 60-20** - Find respondent(s) **Tahitian Investments Inc.** at **19995 US Highway 19** in violation of Code for Sigh Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Knight)
- 4.8 [ID#20-7859](#) **Cont'd from 3/25/20 & 4/22/20 - Case 61-20** - Find respondent(s) **Savoy LLC**

at **924 McMullen Booth Rd.** in violation of Code for Prohibited Signage; and issue an order with the compliance deadline and fine if compliance is not met. (Knight)

- 4.9** [ID#20-7860](#) **Cont'd from 3/25/20 & 4/22/20 - Case 62-20** - Find respondent(s) **Osceola Properties Inc** at **714 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. (Knight)
- 4.10** [ID#20-7861](#) **Cont'd from 3/25/20 & 4/22/20 - Case 63-20** - Find respondent(s) **Eleftherios and Maria Passaris** at **1484 Gulf to Bay Blvd.** in violation of Code for Business Tax Receipt Required; and issue an order with the compliance deadline and fine if compliance is not met. (Knight)
- 4.11** [ID#20-7862](#) **Cont'd from 3/25/20 & 4/22/20 - Case 64-20** - Find respondent(s) **Afaras, George N Residual Trust, Fajardo, Mary George Arfaras De Annexy Tre** at **1446 Gulf to Bay Blvd.** in violation of Code for Business Tax Receipt Required and Signage without Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Knight)
- 4.12** [ID#20-7863](#) **Cont'd from 3/25/20 & 4/22/20 - Case 65-20** - Find respondent(s) **Dimitrios and Alix Kanaris** at **1421 Gulf to Bay Blvd.** in violation of Code for Temporary Signs; and issue an order with the compliance deadline and fine if compliance is not met. (Knight)
- 4.13** [ID#20-7864](#) **Cont'd from 3/25/20 & 4/22/20 - Case 66-20** - Find respondent(s) **Tampa Acquisitions Inc** at **1285 Cleveland St.** in violation of Code for Business Tax Receipt Required and Signage without Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Knight)
- 4.14** [ID#20-7865](#) **WITHDRAWN - Case 67-20** - Find respondent(s) **Gilbert G Jannelli** at **1343 Cleveland St.** in violation of Code for Delinquent Business Tax Receipt; and issue an order with the compliance deadline and fine if compliance is not met. (Knight)
- 4.15** [ID#20-7866](#) **Cont'd from 3/25/20 & 4/22/20 - Case 68-20** - Find respondent(s) **Gilbert G Jannelli** at **1411 Gulf to Bay Blvd.** in **REPEAT** violation of Code for Abandoned Building, Fences, Roof Maintenance, and Exterior Surfaces; and issue an order that a daily fine be imposed for each day the repeat violation(s) existed. (Kasman)
- 4.16** [ID#20-7867](#) **Cont'd from 3/25/20 & 4/22/20 - Case 69-20** - Find respondent(s) **Christine**

Dorcelus at 214 S. Highland Ave. in violation of Code for Residential Grass Parking; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)

- 4.17 [ID#20-7868](#) **WITHDRAWN - Case 70-20** - Find respondent(s) **Pinellas Lodging LLC at 1636 Turner St.** in violation of Code for Landscaping Required; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)
- 4.18 [ID#20-7869](#) **Cont'd from 3/25/20 & 4/22/20 - Case 71-20** - Find respondent(s) **James and Danna Benoist at 705 S Glenwood Ave.** in violation of Code for Portable Storage Units; and issue an order with the compliance deadline and fine if compliance is not met. (Kasman)
- 4.19 [ID#20-7870](#) **WITHDRAWN - Case 72-20** - Find respondent(s) **S W A Y 2014-1 Borrower LLC at 2460 Nash St.** in violation of Code for Parking Lot Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Odegaard)
- 4.20 [ID#20-7873](#) **Cont'd from 3/25/20 & 4/22/20 - Case 77-20** - Find respondent(s) **Heritage Land Development at 692 Bayway Blvd. 201** in violation of Code for Short Term Rental; and issue an order with the compliance deadline and fine if compliance is not met. (Phillips)
- 4.21 [ID#20-7874](#) **Cont'd from 3/25/20 & 4/22/20 - Case 78-20** - Find respondent(s) **Hillman Holdings LLC at 692 Bayway Blvd. 202** in violation of Code for Short Term Rental; and issue an order with the compliance deadline and fine if compliance is not met. (Phillips)
- 4.22 [ID#20-7875](#) **Cont'd from 3/25/20 & 4/22/20, Cont. to 7/22/20 - Case 79-20** - Find respondent(s) **Onaly and Chander Kapasi at 692 Bayway Blvd. 302** in violation of Code for Residential Rental Business Tax Receipt and Short Term Rental; and issue an order with the compliance deadline and fine if compliance is not met. (Phillips)
- 4.23 [ID#20-7876](#) **Cont'd from 3/25/20 & 4/22/20 - Case 80-20** - Find respondent(s) **Austamerica LLC at 692 Bayway Blvd. 402** in violation of Code for Residential Rental Business Tax Receipt and Short Term Rental; and issue an order with the compliance deadline and fine if compliance is not met. (Phillips)
- 4.24 [ID#20-7877](#) **Cont'd from 3/25/20 & 4/22/20, Cont. to 7/22/20 - Case 81-20** - Find respondent(s) **East Gateway Holdings LLC at 1390 Gulf to Bay Blvd,** in violation of Code for Business Tax Receipt Required and Signage without Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Knight)

- 4.25 [ID#20-7878](#) **Cont'd from 3/25/20 & 4/22/20 - Case 82-20** - Find respondent(s) **Khoja Holdings LLC at 1454 Gulf to Bay Blvd.** in violation of Code for Signage without Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Knight)
- 4.26 [ID#20-7879](#) **Cont'd from 3/25/20 & 4/22/20 - Case 83-20** - Find respondent(s) **Wlodzimierz Szlechta and Ewa Kunowska at 333 Coronado Ave.** in violation of Code for Business Tax Receipt Required; and issue an order with the compliance deadline and fine if compliance is not met. (Knight)
- 4.27 [ID#20-7880](#) **WITHDRAWN - Case 84-20** - Find respondent(s) **Jerald and Elizabeth Westerfield at 109 S Jupiter Ave.** in violation of Code for Business Tax Receipt Required; and issue an order with the compliance deadline and fine if compliance is not met. (Knight)
- 4.28 [ID#20-7881](#) **WITHDRAWN - Case 85-20** - Find respondent(s) **Fisherman's Wharf of Clearwater Inc at 551 Gulf Blvd.** in violation of Code for Exterior Surfaces, Door and Window Openings, and Roof Maintenance; and issue an order with the compliance deadline and fine if compliance is not met. (Dixon)
- 4.29 [ID#20-7882](#) **Cont'd from 3/25/20 & 4/22/20, Cont. to 7/22/20 - Case 86-20** - Find respondent(s) **Alan Rophie and Ralph Rophie at 2420 Gulf to Bay Blvd.** in violation of Code for Parking Lot Surfaces; and issue an order with the compliance deadline and fine if compliance is not met. (Odegaard)
- 4.30 [ID#20-7901](#) **Cont'd from 3/25/20 & 4/22/20 - Case 87-20** - Find respondent(s) **James P Geygan at 1421 Barry St.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Cantrell)
- 4.31 [ID#20-7902](#) **Cont'd from 3/25/20 & 4/22/20, Cont. to 7/22/20 - Case 88-20** - Find respondent(s) **Nily Ilan at 900 Vine Ave.** in violation of Code for Unsafe Building; and issue an order with the compliance deadline and fine if compliance is not met. (Cantrell)
- 4.32 [ID#20-7883](#) **Cont'd from 3/25/20 & 4/22/20, Cont. to 8/26/20 - Case 89-20** - Find respondent(s) **Rosalie Fairchild at 873 Harbor Is** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Espinosa)
- 4.33 [ID#20-7884](#) **Cont'd from 3/25/20 & 4/22/20, Cont. to 7/22/20 - Case 90-20** - Find

respondent(s) **1447 Druid Rd. Land Trust** at **1447 Druid Rd.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Espinosa)

- 4.34** [ID#20-7885](#) **Cont'd from 3/25/20 & 4/22/20, Cont. to 7/22/20 - Case 91-20** - Find respondent(s) **Trust 1917 William Asset Conversion Inc Tre** at **1917 Macomber Ave.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Espinosa)
- 4.35** [ID#20-7886](#) **WITHDRAWN - Case 92-20** - Find respondent(s) **Robert & Hallie Thomas** at **1134 Stevenson Ave.** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Swinton)
- 4.36** [ID#20-7887](#) **Cont'd from 3/25/20 & 4/22/20, Cont. to 7/22/20 - Case 93-20** - Find respondent(s) **Gary English** at **3131 Downing St.** in violation of Code for Permits - Accessory Structure; and issue an order with the compliance deadline and fine if compliance is not met. (Cantrell)
- 4.37** [ID#20-7888](#) **Cont'd from 3/25/20 & 4/22/20, Cont. to 7/22/20 - Case 94-20** - Find respondent(s) **Gary English** at **3131 Downing St.** in violation of Code for Permits - Fence; and issue an order with the compliance deadline and fine if compliance is not met. (Cantrell)
- 4.38** [ID#20-7889](#) **Cont'd from 3/25/20 & 4/22/20, Cont. 8/26/20 - Case 95-20** - Find respondent(s) **Mirchandani Family Land Trust** at **25716 US Highway 19** in violation of Code for Permits; and issue an order with the compliance deadline and fine if compliance is not met. (Cantrell)

5. Unfinished Business

- 5.1** [ID#20-7904](#) Accept the Affidavits of Compliance as listed.
- 5.1.1 Case 226-19 Affidavit of Compliance
2017 1 IH Borrower LP
2692 Beaumont Ct.
Housing Code Violation - Espinosa
- 5.1.2 Case 227-19 Affidavit of Compliance
2017 1 IH Borrower LP
2692 Beaumont Ct.
Permits - Espinosa
- 5.1.3 Case 70-19 Affidavit of Compliance
Street Dreams Irrevocable Trust

603 Cedar St.
Permits - Espinosa

5.1.4 Case 143-19 Affidavit of Compliance

Koegler, Jean A Est
135 Brightwater Dr.
Abandoned Building - Dixon

5.1.5 Case 164-19 Affidavit of Compliance

Ruth Ceraolo
1100 S Myrtle Ave.
Lot Clearing, Abandoned Building, Roof Maintenance, Exterior Surfaces -
Dixon

5.1.6 Case 173-19 (PNU2019-00858) Affidavit of Compliance

Peter Longman
956 Bay Esplanade
Lot Clearing - Dixon

5.1.7 Case 228-19 Affidavit of Compliance

Koegler, Jean A Est
135 Brightwater Dr.
Unsafe Building - Cantrell

5.1.8 Case 243-19 Affidavit of Compliance

C & K of Safety Harbor LLC
2862 Gulf to Bay Blvd C
Development Code Violation (Night Club) - Knight

5.1.9 Case 247-19 Affidavit of Compliance

Daniello Chiavatti & Michael Chiavatti
604 Mandalay Ave.
Sign Maintenance - Knight

5.1.10 Case 248-19 Affidavit of Compliance

PV -Drew LLC
1993 Drew St.
Sign Maintenance - Knight

5.1.11 Case 04-20 Affidavit of Compliance

Mamone Enterprise LLC
701 N Ft. Harrison Ave.
Sign Maintenance - Knight

- 5.2 [ID#20-7890](#) **WITHDRAWN - Cont'd from 10/23/19, 11/20/19, 3/25/20, & 4/22/20 - Case 114-19** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **James Huelster, Lynne Heaphy, Linda Crotty, Breanna Crotty, Anton Bociek, & Laurie Bociek** at **509 Cedar St. & 912 N Garden Ave** for Exterior Surfaces, Door and Window Openings, Abandoned Building, and Windows Maintenance (Dixon)
- 5.3 [ID#20-7895](#) **Cont'd from 3/25/20 & 4/22/20, Cont. to 7/22/20 - Case 184-19** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Centro NP Clearwater Mall LLC** at **2607 Gulf to Bay Blvd.** for Business Tax Receipt. (Knight)
- 5.4 [ID#20-7871](#) **WITHDRAWN - Cont'd from 3/25/20 & 4/22/20 - Case 226-19** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **2017 1H Borrower LP** at **2692 Beaumont Ct** for Permits. (Espinosa)
- 5.5 [ID#20-7891](#) **WITHDRAWN - Cont'd from 3/25/20 & 4/22/20 - Case 236-19** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Nicholas Bay Tenney** at **1335 Milton St.** for Permits. (Swinton)
- 5.6 [ID#20-7872](#) **Cont'd from 3/25/20 & 4/22/20 - Case 241-19** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Etche Baro Investments LLC** at **1307 Pierce St.** for Exterior Surfaces. (Fletcher)
- 5.7 [ID#20-7897](#) **WITHDRAWN - Case 247-19** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Daniello Chiavatti and Michael Chiavatti** at **604 Mandalay Ave.** for Sign Maintenance. (Knight)
- 5.8 [ID#20-7896](#) **Cont'd from 3/25/20 & 4/22/20 - Case 03-20** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Mousumi Khatoon** at **1407 N Betty Ln.** for Exterior Surfaces and Door and Window Openings. (Jewett)
- 5.9 [ID#20-7892](#) **Cont'd from 3/25/20 & 4/22/20 - Case 16-20** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Wells Fargo Bank Tre c/o Ocwen Loan Servicing LLC** at **1001 Pinellas St.** for Exterior Surfaces, Abandoned Building, Roof Maintenance, and Door and Window Openings. (Kasman)
- 5.10 [ID#20-7893](#) **Cont'd from 3/25/20 & 4/22/20 - Case 25-20** - Accept the Affidavit(s) of Non-Compliance for respondent(s) **Mousumi Khatoon** at **1407 N Betty Ln.** for Unsafe Building. (Cantrell)

- 5.11 [ID#20-7906](#) **Case 55-20** - Deny the Motion for Stay of Proceedings Upon Appellant Review and accept the Affidavit(s) of Non-Compliance for respondent(s) **Zahid Roy** at **933 Laura St.** for Permits. (Espinosa)

6. Other Board Action

- 6.1 [ID#20-7927](#) **Case 136-19** - Consider request by petitioner(s) **Stars Cleaners of Tampa Bay Inc.** at **19080 US Highway 19 N** to reduce the fine re Exterior 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. (Knight)

7. Nuisance Abatement Lien Filings

- 7.1 [ID#20-7905](#) **Case 96-20 (PNU2020-00608)** - Accept the Nuisance Abatement Lien for respondent(s) **The Estate and Unknown Heirs of Carole E. Martin** at **209 S Jupiter 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)
- 7.2 [ID#20-7911](#) **Case 98-20 (PNU2020-00502)** - Accept the Nuisance Abatement Lien for respondent(s) **Chihkai & Mily Tang** at **0 Nursery Rd.** for Lot Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Knight)
- 7.3 [ID#20-7910](#) **Case 99-20 (PNU2020-00562)** - Accept the Nuisance Abatement Lien for respondent(s) **2025 Rogers LLC** at **2025 Rogers St.** for Log Clearing; and issue an order with the compliance deadline and authorize the City to mitigate the violation if compliance is not met. (Kasman)

8. Adjourn