

# CITY OF CLEARWATER

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
CITY HALL, 112 SOUTH OSCEOLA AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4090 FAX (727) 562-4086

OFFICIAL RECORDS AND  
LEGISLATIVE SERVICES

## Certified Mail

November 19, 2018

Tsetse LLC  
610 Mandalay Ave.  
Clearwater, FL 33767-1632

RE: Municipal Code Enforcement Board Case <sup>131</sup>130-18  
405 N Garden Ave., Clearwater

Dear Sir/Madam:

The public hearing of the above-referenced case was continued to the meeting of Wednesday, January 23, 2019 at 1:30 p.m.. **Please note, the meeting location has changed from your original Notice of Hearing.** The meeting will be held at the City of Clearwater Main Library, Meeting Room A/B, 100 N Osceola Ave., Clearwater, Florida.

Enclosed please find the paperwork regarding this case which serves as official notice of said hearing.

Sincerely,

Nicole Sprague  
Municipal Code Enforcement Board Secretary

Enclosure

S:\MCEB\Masters\Letters\Letter Case Cont'd - Enclose Paperwork.docx



**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 131-18**

**Certified Mail  
November 8, 2018**

**Owner: Tsetse LLC  
610 Mandalay Ave.  
Clearwater, FL 33767-1632**

**Violation Address: 405 N Ft. Harrison Ave., Clearwater  
Hart's 2<sup>nd</sup> Add to Clearwater Blk 3, Lots 6 thru 9 & Part of Lots 3, 5, & 10 & Pt Vac  
Alley Between Together with Lot 1 of Fort Harrison Sub & Vac Alley adj on E**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, December 19, 2018, at 1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, 3rd floor, City Hall at 112 South Osceola Avenue, Clearwater, Florida, concerning your ongoing violation of Section(s) **3-1502.C.1 & 3-1502.C.3, 3-1502.D.1, & 3-1502.D.3**, of the Clearwater City Code. You previously were found to have violated the Clearwater City Code and, to date, you have failed to correct the violation(s) within the time set for compliance by Order of the Municipal Code Enforcement Board. (See attached Affidavit of Non-Compliance)

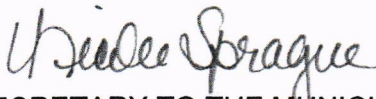
You may appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent you before the Board. If you are absent but represented at the hearing, your representative must present to the Board your letter authorizing your representative to speak on your behalf. You will have the opportunity to present witnesses as well as question witnesses against you prior to the Board making a determination.

The case shall be presented to the Board even if the violation(s) described in the Affidavit of Non-Compliance is/are corrected prior to the Board hearing.

If the Municipal Code Enforcement Board finds you did not correct the violation(s) by the date set for compliance in the Board's Order, the Board has the power by law to levy fines against you and your property for each day each violation continues beyond the compliance date and may do so at the hearing.

If you wish to have witnesses subpoenaed, please contact the Secretary of the Municipal Code Enforcement Board within five (5) days at (727) 562-4097. If you have any questions regarding the cited violation or if the violation is corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit of Non-Compliance.

Sincerely,



**SECRETARY TO THE MUNICIPAL CODE ENFORCEMENT BOARD**

The Municipal Code Enforcement Board was created pursuant to General Act 80-300, General Laws of Florida, 1979, and Ordinance 2169-80 of the City of Clearwater. The purpose of this quasi-judicial Board of seven citizens is to quickly and fairly render decisions and facilitate enforcement of certain codes of the City of Clearwater.

The City of Clearwater strongly supports and fully complies with the Americans with Disabilities Act (ADA). Please advise us at least 48 hours prior to the hearing if you require special accommodations at 727-562-4090. Assisted Listening Devices are available. Kindly silence your electronic devices during the hearings.

**FLORIDA STATUTE 286.0105 STATES THAT ANY PERSON APPEALING A DECISION OF THIS BOARD WILL NEED A RECORD OF THE PROCEEDINGS.**

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF NON - COMPLIANCE

City of Clearwater, Florida  
Petitioner

MCEB Case Number: 131-18

City Case Number: CDC2018-01341

vs.

TSETSE LLC  
610 MANDALAY AVE  
CLEARWATER, FL 33767-1632  
Respondent

RECEIVED

OFFICIAL RECORDS AND  
LEGISLATIVE SVCS DEPT

Re: 405 N FT HARRISON AVE

I, Diane Devol, have personally examined the property described in the Municipal Code Enforcement Board Order dated September 26, 2018 in the above mentioned case, and find that as of October 29, 2018 said property is NOT in compliance with

3-1502.D.1. - **\*\*ROOF MAINTENANCE\*\*** All roofs shall be maintained in a safe, secure and watertight condition.

3-1502.D.3. - **\*\*Clean Roof\*\*** Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.

This shall result in a fine to run daily until the violator notifies the Code Compliance Division. After notification from the violator, the inspector will complete an inspection to determine compliance and the fine shall cease upon the date of the inspection in which compliance is achieved.



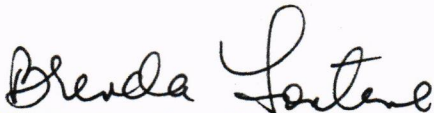
Diane Devol

STATE OF FLORIDA  
COUNTY OF PINELLAS

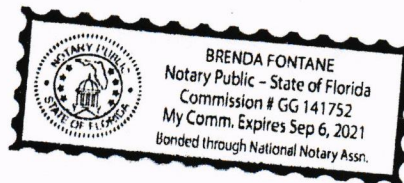
SWORN AND SUBSCRIBED before me on this 30th day of October, 2018, by Diane Devol.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification



(Notary Signature)



\_\_\_\_\_  
Name of Notary (typed, printed, stamped)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF NON - COMPLIANCE

City of Clearwater, Florida  
Petitioner

MCEB Case Number: 131-18

City Case Number: CDC2018-01342

vs.

TSETSE LLC  
610 MANDALAY AVE  
CLEARWATER, FL 33767-1632  
Respondent

RECEIVED  
OCT 30 2018  
OFFICIAL RECORDS AND  
LEGISLATIVE SVCS DIV.

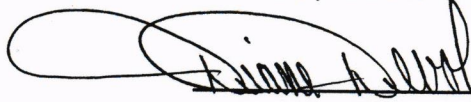
Re: 405 N FT HARRISON AVE

I, Diane Devol, have personally examined the property described in the Municipal Code Enforcement Board Order dated September 26, 2018 in the above mentioned case, and find that as of October 29, 2018 said property is NOT in compliance with

3-1502.C.1. - **\*\*DOOR AND WINDOW OPENINGS\*\*** All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

3-1502.C.3. - **\*\*Windows/Maintenance\*\*** Windows shall be maintained in an unbroken and clean state. No window shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building facade using wall materials and window detailing comparable with any upper floors and the building facade in general. All damaged or broken windows shall be promptly restored, repaired or replaced. All awnings, screens or canopies facing or visible from the public right-of-way shall be maintained in a good and attractive condition and torn, loose and/or bleached awnings, screens or canopies shall be promptly replaced, repaired or removed.

This shall result in a fine to run daily until the violator notifies the Code Compliance Division. After notification from the violator, the inspector will complete an inspection to determine compliance and the fine shall cease upon the date of the inspection in which compliance is achieved.



Diane Devol

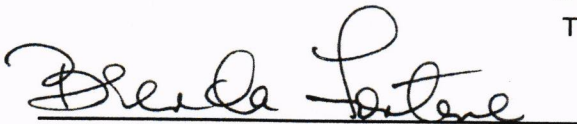
STATE OF FLORIDA  
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 30th day of October, 2018, by Diane Devol.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

\_\_\_\_\_  
Type of Identification



(Notary Signature)

