

NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 80-23

Certified Mail  
August 17, 2023

Owner: 703 Jones Street LLC  
1020 Charles St  
Clearwater, FL 33755-1008

Violation Address: 703 Jones St., Clearwater  
09-29-15-16812-008-0060

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, September 27, 2023, at 1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, Clearwater Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section(s) **3-1502.F.1, 3-1502.F.2, 3-1502.B, 3-2103.H.2, and 3-916.A** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

You are hereby ordered to 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. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violations should you be found to be in violation of the City Code.

The case shall be presented to the Board even if the violations described in the attached Affidavit(s) of Violation are corrected prior to the Board hearing.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to levy fines of up to \$250 a day per violation against you and your property for every day each violation continues beyond the date set for compliance in an Order of the Board.

If you wish to have any 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 violations or if the violations are corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit(s) of Violation.

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 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 refrain from private conversations, cellular phone use, etc. that distract meeting participants.**

**Any party may appeal a final order of this Board by filing an appeal with the Circuit Court within 30 days of entry of the order. Appellants need a record of proceedings; a verbatim record of testimony and evidence that is the basis for the appeal may be required. F.S. § 286.0105, CDC Sec 7-104**

**MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA**  
**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

NAME OF VIOLATOR: 703 JONES STREET LLC  
MAILING ADDRESS: 1020 CHARLES ST  
CLEARWATER, FL 33755-1008  
CITY CASE#: CDC2023-00565

VIOLATION ADDRESS: 703 JONES ST  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 4/18/2023

LEGAL DESCRIPTION OF PROPERTY: COACHMAN, E. H., PROP OF BLK 8, LOTS 6, 7, 8, 9 & 12 & W 6FT OF LOT 5 & N 70 FT OF LOTS 10 & 11 & N 20 FT OF LOT A

PARCEL #: 09-29-15-16812-008-0060

DATE OF INSPECTION: 3/24/2023 2:54:00 PM

SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE  
SECTION VIOLATED


3-1502.F.1. - \*\*EXTERIOR STORAGE\*\* Nonresidentially-zoned properties: All equipment, materials and merchandise shall be stored and located at all times within an enclosed structure and no exterior storage of merchandise for sale shall be permitted unless expressly authorized pursuant to the provisions of this Development Code.

3-1502.F.2. - \*\*Exterior Storage Non-Residential\*\* Garbage and trash shall be deposited only in dumpsters or cans or other receptacles specifically manufactured and intended for such purpose, and secured at all times with a tight fitting cover or lid.

SPECIFICALLY,

Please remove from the grounds of the property and the loading docks any chairs, construction materials, boxes, bins, and other miscellaneous items to come into compliance.

A violation exists and a request for hearing is being made.


  
\_\_\_\_\_  
Daniel Kasman

SWORN AND SUBSCRIBED before me by means of  physical presence or \_\_\_\_\_ online notarization on this 10th day of August, 2023, by Daniel Kasman.

STATE OF FLORIDA  
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION



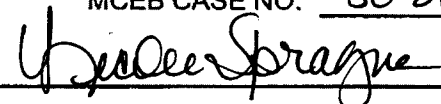
  
\_\_\_\_\_  
(Notary Signature)

Type of Identification

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

FILED THIS 10 DAY OF August, 20 23

MCEB CASE NO. 80-23

  
\_\_\_\_\_  
Allie Stewart

**MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA**  
**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

NAME OF VIOLATOR: 703 JONES STREET LLC  
MAILING ADDRESS: 1020 CHARLES ST  
CLEARWATER, FL 33755-1008

CITY CASE#: CDC2023-00566

VIOLATION ADDRESS: 703 JONES ST  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 4/18/2023

LEGAL DESCRIPTION OF PROPERTY: COACHMAN, E. H., PROP OF BLK 8, LOTS 6, 7, 8, 9 & 12 & W 6FT OF LOT 5 & N 70 FT OF LOTS 10 & 11 & N 20 FT OF LOT A

PARCEL #: 09-29-15-16812-008-0060

DATE OF INSPECTION: 3/24/2023 3:23:00 PM

SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE  
SECTION VIOLATED

3-1502.B. - \*\*EXTERIOR SURFACES\*\* All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained in accord with manufacturer's specifications and otherwise treated in a consistent manner.

SPECIFICALLY,

Please repair all damage to the exterior of your property, remove all vines and plant materials, remove all algae, and remove chipped and peeling paint and repaint where necessary to come into compliance.

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*Daniel Kasman*  
Daniel Kasman

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STATE OF FLORIDA  
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME  
 PRODUCED AS IDENTIFICATION



*Allie Stewart*  
(Notary Signature)

Type of Identification

Allie Stewart

Name of Notary (typed, printed, stamped)

FILED THIS 10 DAY OF August, 2023

80-23

MCEB CASE NO.

*Vivian Sprague*

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Secretary, Municipal Code Enforcement Board

**MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA**  
**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

NAME OF VIOLATOR: 703 JONES STREET LLC  
MAILING ADDRESS: 1020 CHARLES ST  
CLEARWATER, FL 33755-1008

CITY CASE#: CDC2023-00567

VIOLATION ADDRESS: 703 JONES ST  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 4/18/2023

LEGAL DESCRIPTION OF PROPERTY: COACHMAN, E. H., PROP OF BLK 8, LOTS 6, 7, 8, 9 & 12 & W 6FT OF LOT 5 & N 70 FT OF LOTS 10 & 11 & N 20 FT OF LOT A

PARCEL #: 09-29-15-16812-008-0060

DATE OF INSPECTION: 3/24/2023 3:58:00 PM

SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE  
SECTION VIOLATED

3-2103.H.2. - \*\*Portable Storage Units-Nonresidential Zones\*\* Allowable within all nonresidential zoning districts for the duration of an active building construction permit, or four times per property, per calendar year, but for no longer than 30 days per occurrence;

SPECIFICALLY,

Construction pods or trailers can only be on a property in the downtown district during an active permit. Please remove your construction pod to come into compliance.

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\_\_\_\_\_  
Daniel Kasman

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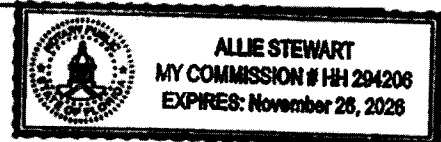
STATE OF FLORIDA  
COUNTY OF PINELLAS


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\_\_\_\_\_  
(Notary Signature)

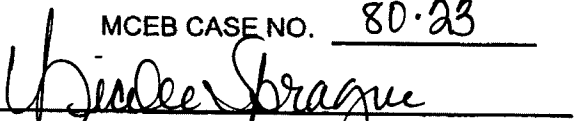
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Secretary, Municipal Code Enforcement Board

**MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA**  
**AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

NAME OF VIOLATOR: 703 JONES STREET LLC  
MAILING ADDRESS: 1020 CHARLES ST  
CLEARWATER, FL 33755-1008

CITY CASE#: CDC2023-00568

VIOLATION ADDRESS: 703 JONES ST  
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 4/18/2023

LEGAL DESCRIPTION OF PROPERTY: COACHMAN, E. H., PROP OF BLK 8, LOTS 6, 7, 8, 9 & 12 & W 6FT OF LOT 5 & N 70 FT OF LOTS 10 & 11 & N 20 FT OF LOT A

PARCEL #: 09-29-15-16812-008-0060

DATE OF INSPECTION: 8/10/2023 10:22:00 AM


SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE  
SECTION VIOLATED

3-916.A. - \*\*LIVING IN VEHICLE\*\* No vehicle, recreational vehicle, travel trailer, camper or similar unit shall be used for living, sleeping or housekeeping purposes in the City except as recreational vehicles, travel trailers or campers may be permitted within an approved recreational vehicle park.

SPECIFICALLY,

Living in vehicles is prohibited in the City of Clearwater. Please have the person/persons living in the bus or any vehicles on your property cease these activities to come into compliance.

A violation exists and a request for hearing is being made.

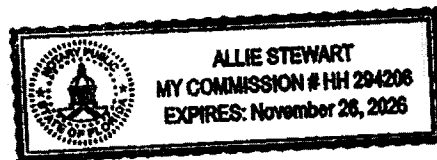
  
\_\_\_\_\_  
Daniel Kasman

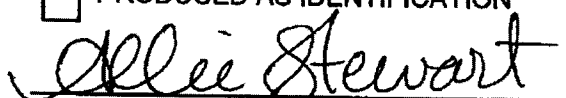
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STATE OF FLORIDA  
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION



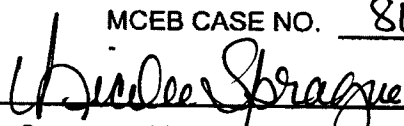
  
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Type of Identification

(Notary Signature)

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

FILED THIS 10<sup>th</sup> DAY OF August, 2023

MCEB CASE NO. 80-23

  
\_\_\_\_\_  
Secretary, Municipal Code Enforcement Board



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4720 FAX (727) 562-4735

## Notice of Violation

703 JONES STREET LLC  
1020 CHARLES ST  
CLEARWATER, FL 33755-1008

CDC2023-00565

ADDRESS OR LOCATION OF VIOLATION: 703 JONES ST

LEGAL DESCRIPTION: COACHMAN, E. H., PROP OF BLK 8, LOTS 6, 7, 8, 9 & 12 &  
W 6FT OF LOT 5 & N 70 FT OF LOTS 10 & 11 & N 20 FT OF LOT A

DATE OF INSPECTION: 3/24/2023

PARCEL: 09-29-15-16812-008-0060

### Section of City Code Violated:

3-1502.F.1. - **\*\*EXTERIOR STORAGE\*\*** Nonresidentially-zoned properties: All equipment, materials and merchandise shall be stored and located at all times within an enclosed structure and no exterior storage of merchandise for sale shall be permitted unless expressly authorized pursuant to the provisions of this Development Code.

3-1502.F.2. - **\*\*Exterior Storage Non-Residential\*\*** Garbage and trash shall be deposited only in dumpsters or cans or other receptacles specifically manufactured and intended for such purpose, and secured at all times with a tight fitting cover or lid.

Specifically: Please remove from the grounds of the property and the loading docks any chairs, construction materials, boxes, bins, and other miscellaneous items to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/8/2023. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Daniel Kasman

Code Inspector

727-562-4727

daniel.kasman@myclearwater.com

Date Printed: 7/3/2023

NOV\_PropOwn



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4720 FAX (727) 562-4735

## Notice of Violation

703 JONES STREET LLC  
1020 CHARLES ST  
CLEARWATER, FL 33755-1008

CDQ2023-00566

ADDRESS OR LOCATION OF VIOLATION: 703 JONES ST

LEGAL DESCRIPTION: COACHMAN, E. H., PROP OF BLK 8, LOTS 6, 7, 8, 9 & 12 &  
W 6FT OF LOT 5 & N 70 FT OF LOTS 10 & 11 & N 20 FT OF LOT A

DATE OF INSPECTION: 3/24/2023

PARCEL: 09-29-15-16812-008-0060

### Section of City Code Violated:

3-1502.B. - **\*\*EXTERIOR SURFACES\*\*** All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained in accord with manufacturer's specifications and otherwise treated in a consistent manner.

Specifically: Please repair all damage to the exterior of your property, remove all vines and plant materials, remove all algae, and remove chipped and peeling paint and repaint where necessary to come into compliance.

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*Daniel Kasman*

Daniel Kasman Code Inspector  
727-562-4727  
daniel.kasman@myclearwater.com

Date Printed: 7/3/2023





# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4720 FAX (727) 562-4735

## Notice of Violation

703 JONES STREET LLC  
1020 CHARLES ST  
CLEARWATER, FL 33755-1008

CDC2023-00567

ADDRESS OR LOCATION OF VIOLATION: **703 JONES ST**

LEGAL DESCRIPTION: COACHMAN, E. H., PROP OF BLK 8, LOTS 6, 7, 8, 9 & 12 &  
W 6FT OF LOT 5 & N 70 FT OF LOTS 10 & 11 & N 20 FT OF LOT A

DATE OF INSPECTION: 3/24/2023

PARCEL: 09-29-15-16812-008-0060

### Section of City Code Violated:

3-2103.H.2. - \*\*Portable Storage Units-Nonresidential Zones\*\* Allowable within all nonresidential zoning districts for the duration of an active building construction permit, or four times per property, per calendar year, but for no longer than 30 days per occurrence;

Specifically: Construction pods or trailers can only be on a property in the downtown district during an active permit. Please remove your construction pod to come into compliance.

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*Daniel Kasman*

Daniel Kasman

Code Inspector

727-562-4727

daniel.kasman@myclearwater.com

Date Printed: 7/3/2023

NOV\_PropOwn



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4720 FAX (727) 562-4735

## Notice of Violation

703 JONES STREET LLC  
1020 CHARLES ST  
CLEARWATER, FL 33755-1008

CDC2023-00568

ADDRESS OR LOCATION OF VIOLATION: 703 JONES ST

LEGAL DESCRIPTION: COACHMAN, E. H., PROP OF BLK 8, LOTS 6, 7, 8, 9 & 12 & W 6FT OF LOT 5 & N 70 FT OF LOTS 10 & 11 & N 20 FT OF LOT A

DATE OF INSPECTION: 3/24/2023

PARCEL: 09-29-15-16812-008-0060

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3-916.A. - **\*\*LIVING IN VEHICLE\*\*** No vehicle, recreational vehicle, travel trailer, camper or similar unit shall be used for living, sleeping or housekeeping purposes in the City except as recreational vehicles, travel trailers or campers may be permitted within an approved recreational vehicle park.

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*Daniel Kasman*

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Daniel Kasman Code Inspector  
727-562-4727  
daniel.kasman@myclearwater.com

Date Printed: 7/3/2023



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT  
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CDC2023-00565

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Inspector: Daniel Kasman  
Inspector Phone: 727-562-4727



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

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*Daniel Kasman*

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Inspector: Daniel Kasman  
Inspector Phone: 727-562-4727



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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Inspector: Daniel Kasman  
Inspector Phone: 727-562-4727



# CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT  
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748  
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756  
TELEPHONE (727) 562-4720 FAX (727) 562-4735

## Notice of Violation

703 JONES STREET LLC  
1020 CHARLES ST  
CLEARWATER, FL 33755-1008

CDC2023-00568

ADDRESS OR LOCATION OF VIOLATION: 703 JONES ST

LEGAL DESCRIPTION: COACHMAN, E. H., PROP OF BLK 8, LOTS 6, 7, 8, 9 & 12 &  
W 6FT OF LOT 5 & N 70 FT OF LOTS 10 & 11 & N 20 FT OF LOT A

DATE OF INSPECTION: 3/24/2023

PARCEL: 09-29-15-16812-008-0060

### Section of City Code Violated:

3-916.A. - **\*\*LIVING IN VEHICLE\*\*** No vehicle, recreational vehicle, travel trailer, camper or similar unit shall be used for living, sleeping or housekeeping purposes in the City except as recreational vehicles, travel trailers or campers may be permitted within an approved recreational vehicle park.

Specifically: Living in vehicles is prohibited in the City of Clearwater. Please have the person/persons living in the bus or any vehicles on your property cease these activities to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/18/2023. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRENCE OF THE VIOLATION AFTER CORRECTION, WILL RESULT IN A LEGAL ACTION BY THE CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER OR BY THE PINELLAS COUNTY COURT. SUCH ACTION MAY RESULT IN A FINE. THE ALLEGED VIOLATOR MAY BE LIABLE FOR THE REASONABLE COSTS OF THE INVESTIGATION, PROSECUTION AND THE ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

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Section 3-916. - Uses involving vehicles.

- A. No vehicle, recreation vehicle, travel trailer, camper or similar unit shall be used for living, sleeping or housekeeping purposes in the city except as recreation vehicles, travel trailers, or campers may be permitted within an approved recreational vehicle park.
- B. No vehicle shall be parked in a predominant location on a parking lot for the purpose of displaying such vehicle for sale, unless the lot is approved for vehicle sales pursuant to this development code.
- C. No repair of any vehicle is permitted in any residential zoning district unless such repair is confined within a completely enclosed building and limited to vehicle service involving vehicles owned by a person who resides at that residence, however, minor vehicle repairs are permitted anywhere on the property. Under no circumstance shall such repair be conducted as a commercial activity.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6928-02, § 51, 5-2-02; Ord. No. 8042-09, § 3, 6-4-09)

## Section 3-1502. - Property maintenance requirements.

- A. *Minimum building and fire code requirements.* All buildings shall be maintained in accordance with the Florida Building Code, the Florida Fire Prevention Code, and the International Property Maintenance Code.
- B. *Exterior surfaces.* All building walls shall be maintained in a secure and attractive manner. All defective structural and decorative elements of any building wall shall be repaired or replaced in a workmanlike manner to match as closely as possible the original materials and construction of the building. All exterior surfaces shall be free of:
1. Mildew;
  2. Rust;
  3. Loose material, including peeling paint; and
  4. Patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to materials, color, bond and joining.

All cornices, trim and window frames that are damaged, sagging or otherwise deteriorated shall be repaired or replaced to be made structurally sound. All exterior surfaces other than decay-resistant wood and other weather durable finishes, shall be protected from the elements by paint or other protective covering applied and maintained according to manufacturer's specifications and otherwise treated in a consistent manner.

C. *Door and window openings.*

1. All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.
2. Sashes with rotten wood, broken joints or deteriorated mullions or muntins must be repaired or replaced.
3. Windows shall be maintained in an unbroken, and clean state. No windows shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building façade using wall materials and window detailing comparable with any upper floors and the building façade 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 or any other parcel 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.
4. Doors and windows not facing the public right-of-way and upper level window and door openings fronting a public right-of-way shall be similarly maintained and repaired as the doors and windows facing the public right-of-way, except that such doors and windows may



be enclosed or removed provided the sills, lintels and frames are removed and the opening properly closed to match and be compatible with the design, material and finish of the adjoining wall of which the opening is a part.

D. *Roofs.*

1. All roofs shall be maintained in a safe, secure and watertight condition.
2. Any new mechanical equipment, including replacement equipment placed on a roof, shall be so located as to be screened from view from the public right-of-way at street level from adjoining properties.
3. 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.
4. Tile roofs with peeling paint shall be repainted or have the paint removed.
5. Any false roof, mansard or similar roof element or other auxiliary structure on the roof shall be finished and maintained in a condition comparable to and compatible with the exterior side of the building wall to which the roof element abuts.

E. *Auxiliary and appurtenant structures.*

1. Chimneys and elevator shafts, and mechanical and electrical structures shall be maintained in a satisfactory state of repair and their exterior finish must be architecturally consistent with the exterior side of the building wall from which they can be seen.
2. Freestanding walls and fences shall be maintained in accordance with the provisions of section 3-808 of this development code.
3. Fountains and other amenities shall be maintained in good working order and all structural components shall be maintained in a satisfactory state of repair, free of chipping, pitting, cracking, discoloration, peeling or fading.

F. *Exterior storage and display/ nonresidential properties.*

1. All equipment, materials and merchandise shall be stored and located at all times within an enclosed structure and no exterior storage of merchandise for sale shall be permitted unless expressly authorized pursuant to the provisions of this Development Code.
2. Garbage and trash shall be deposited only in dumpsters or cans or other receptacles specifically manufactured and intended for such purpose, and secured at all times with a tight fitting cover or lid.

G. *Exterior storage and display for residential properties.*

1. As provided in Section 3-913 of this Development Code, outdoor storage is prohibited. For the purposes of this section, carports are subject to the outdoor storage provisions.
- 2.

### Section 3-2103. - Allowable temporary uses.

Unless otherwise noted, the following temporary uses are permitted subject to obtaining a Level One approval in accordance with the provisions of Article 4, Division 3 as well as the specific criteria pertaining to each temporary use:

- A. *Block or neighborhood parties.*
  1. Allowable within all residential zoning districts and within the US 19 District; and
  2. Maximum of two days, per calendar year.
  3. May be subject to review by the special events committee.
- B. *Circuses or carnivals.*
  1. Allowable within the C, US 19, IRT and I Districts; and
  2. Maximum of 14 days per property, per calendar year.
- C. *Contractors office and/or construction sheds.*
  1. Allowable within all zoning districts; and
  2. Allowable only in conjunction with a valid building permit and only for the time that the building permit is active.
- D. *Evangelical and religious revivals or assemblies.*
  1. Allowable within the C, D, T, US 19, I and IRT Districts; and
  2. Maximum of seven days per property, per calendar year.
- E. *Garage, yard or estate sales.*
  1. Allowable within all residential zoning districts and for all detached dwellings and duplexes;
  2. Allowable twice per property, per calendar year, but for no longer than three days per occurrence;
  3. Individual occurrences may not be consecutive; and
  4. Provided all of the applicable standards of this division are met, a permit is not required for this temporary use.
- F. *Outdoor automobile, boat or recreational vehicle shows.*
  1. Allowable only on properties located in the C and US 19 Districts that are at least 75 contiguous acres in size;
  2. Allowable four times per property, per calendar year, but for no longer than seven days per occurrence, inclusive of set-up and take down time for all related facilities. Individual occurrences may not be consecutive; and
  - 3.

The sale of products displayed at the show is permitted, without regard to the primary use of the property.

G. *Outdoor bazaars, cookouts, special fund raising events and/or similar activities.*

1. Allowable within the C, D and I Districts; and
2. Maximum of two days per property, per calendar year.

H. *Portable storage units.*

1. Allowable within all residential zoning districts four times per property, per calendar year, but for no longer than four days per occurrence;
2. Allowable within all nonresidential zoning districts for the duration of an active building construction permit, or four times per property, per calendar year, but for no longer than 30 days per occurrence;
3. Individual occurrences may not be consecutive;
4. Provided all of the applicable standards of this division are met, a permit is not required for this temporary use within a residential zoning district;
5. Portable storage units not exceeding eight feet in height, eight feet in width, and 16 feet in length may be permitted provided such units comply with the following provisions:
  - a. One portable storage unit may be located on any lot occupied by a detached dwelling. The number of permitted portable storage units for all other uses shall be decided by the community development coordinator based upon the amount of construction, size of property and the ability to locate the portable storage unit in accordance with the requirements below;
  - b. Portable storage units may be located in a required setback;
  - c. Portable storage units shall not be located in such a manner to impair a motor vehicle operator's view of motor vehicles, bicycles or pedestrians upon entering or exiting a right-of-way;
  - d. Portable storage units shall not be located in such a manner to obstruct the flow of pedestrian or vehicular traffic;
  - e. A maximum of two signs no more than 12 square feet in area each may be located on parallel sides on a portable storage unit;
  - f. A sticker shall be affixed to all portable storage units indicating the most recent delivery date, on which the portable storage unit was delivered to a property;
  - g. If the National Weather Advisory Service or other qualified weather advisory service identifies weather conditions which are predicted to include winds of 75 mph or greater, all portable storage units shall be removed from all properties and placed in approved storage locations at least 24 hours prior to the predicted onset of such winds or as soon as reasonably practical if less notice is provided. This requirement

may be modified by the building official upon receipt of adequate documentation from a registered architect or engineer or other professional qualified to give such opinion that a greater wind loading pertain to a particular portable storage unit model or manufacturer so that the portable storage unit is unlikely to be moved by winds greater than the predicted winds. As an alternative to removal, the portable storage vendor may submit a tie down proposal for approval by the building official and each portable storage unit not removed shall be tied down in the approved manner;

- h. Any portable storage unit which is not removed at the end of the time for which it may lawfully remain in place, or immediately upon the direction of a code enforcement officer for removal of such temporary structure for safety reasons, may be removed by the city immediately, without notice, and the cost of such removal, together with the cost of administration of its removal, may be assessed against the property on which the temporary structure was located and may be filed as a lien against such property by the city clerk; and
- i. The community development coordinator may allow portable storage units to be located on a property within a residential zoning district for a longer period of time than otherwise specified, but only in emergency situations. The community development coordinator may allow a period of 15 days for a portable storage unit to be located on such a property and may allow an additional 15 days if an extension is necessary to complete emergency repairs.
- l. *Seasonal sales (sale of Christmas trees, pumpkins, or other seasonal holiday items).*
  - 1. Allowable within all nonresidential zoning districts;
  - 2. Maximum of 45 days per property, per calendar year;
  - 3. A 1,000-foot separation shall be required between a seasonal business and any permanent business whose primary business is selling the same product as the seasonal business. The 1,000 feet shall be measured from property line to property line; and
  - 4. Only items traditionally considered as associated with the particular season, including plant materials and fireworks, are allowed to be sold and general merchandise not associated with the seasonal sale such as toys, tools, clothing, etc. are prohibited from being sold as a seasonal sale item.
- j. *Sidewalk sales in conjunction with a special event.*
  - 1. Allowable within the T and D Districts; and
  - 2. Maximum of seven days per property, per calendar year.
- k. *Temporary buildings during construction.*
  - 1. Allowable within the C, T, D, O, US 19, I and IRT Districts;
  - 2.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2023-00565

Site of Violation: 703 JONES ST

RECEIVED

1. Daniel Kasman, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 3rd day of July, 2023, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 703 JONES ST, Clearwater, Florida.

CITY CLERK DEPARTMENT

Daniel Kasman Code Inspector  
727-562-4727  
daniel.kasman@myclearwater.com

STATE OF FLORIDA  
COUNTY OF PINELLAS

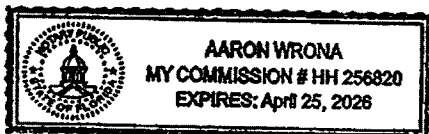
SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 3rd day of July, 2023, by Daniel Kasman.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

(Notary Signature)

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

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



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

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 Daniel Kasman Code Inspector  
 727-562-4727  
 daniel.kasman@myclearwater.com

STATE OF FLORIDA  
COUNTY OF PINELLAS

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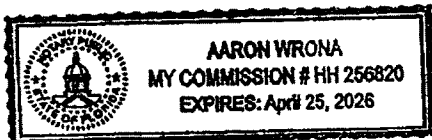
PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

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

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MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2023-00567

Site of Violation: 703 JONES ST

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CITY CLERK DEPARTMENT

Daniel Kasman Code Inspector  
727-562-4727  
daniel.kasman@myclearwater.com

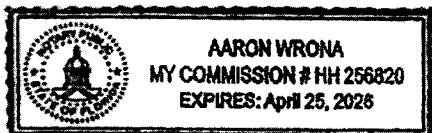
STATE OF FLORIDA  
COUNTY OF PINELLAS

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(Notary Signature) Type of Identification

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MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

**AFFIDAVIT OF POSTING**

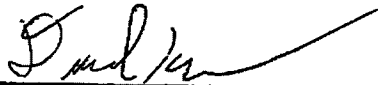
City Case Number: CDC2023-00568

Site of Violation: 703 JONES ST

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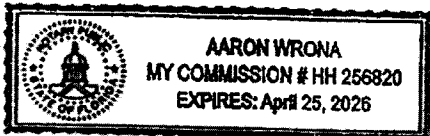
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PERSONALLY KNOWN TO ME  
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\_\_\_\_\_  
(Notary Signature) Type of Identification

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





[Interactive Map of this parcel](#)

[Sales Query](#)

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[Contact Us](#)

### 09-29-15-16812-008-0060

**Compact Property Record Card**

[Tax Estimator](#)

**Updated August 10, 2023**

[Email Print](#)

[Radius Search](#)

[FEMA WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
703 JONES STREET LLC 1020 CHARLES ST CLEARWATER FL 33755-1008	703 JONES ST CLEARWATER



Property Use: 4190 (Industrial Not Classified Elsewhere) Current Tax District: CLEARWATER DOWNTOWN (CWD) Total Heated SF: 15,676 Total Gross SF: 17,712

[\[click here to hide\] Legal Description](#)

COACHMAN, E H., PROP OF BLK 8, LOTS 6, 7, 8, 9 & 12 & W 6FT OF LOT 5 & N 70 FT OF LOTS 10 & 11 & N 20 FT OF LOT A LESS RD R/W IN NE COR LOT 12

<a href="#">File for Homestead Exemption</a>			2023 Parcel Use	
Exemption	2023	2024		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

#### Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
18323 1487	<a href="#">Sales Query</a>	121030262002	NON EVAC	Current FEMA Maps	6/56

#### 2023 Preliminary Value Information

Year	Just/Market Value	Assessed Value	Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$343,249		\$300,165	\$300,165	\$343,249	\$300,165

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	No	\$272,877	\$272,877	\$272,877	\$272,877	\$272,877
2021	No	\$259,238	\$259,238	\$259,238	\$259,238	\$259,238
2020	No	\$238,779	\$238,779	\$238,779	\$238,779	\$238,779
2019	No	\$232,000	\$232,000	\$232,000	\$232,000	\$232,000
2018	No	\$218,000	\$218,000	\$218,000	\$218,000	\$218,000
2017	No	\$211,500	\$211,500	\$211,500	\$211,500	\$211,500
2016	No	\$193,000	\$193,000	\$193,000	\$193,000	\$193,000
2015	No	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000
2014	No	\$187,900	\$187,900	\$187,900	\$187,900	\$187,900
2013	No	\$177,315	\$177,315	\$177,315	\$177,315	\$177,315
2012	No	\$177,315	\$177,315	\$177,315	\$177,315	\$177,315
2011	No	\$177,315	\$177,315	\$177,315	\$177,315	\$177,315
2010	No	\$200,750	\$200,750	\$200,750	\$200,750	\$200,750
2009	No	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000
2008	No	\$256,300	\$256,300	\$256,300	\$256,300	\$256,300
2007	No	\$644,000	\$644,000	\$644,000	N/A	\$644,000
2006	No	\$650,000	\$650,000	\$650,000	N/A	\$650,000
2005	No	\$420,000	\$420,000	\$420,000	N/A	\$420,000
2004	No	\$380,000	\$380,000	\$380,000	N/A	\$380,000
2003	No	\$480,000	\$480,000	\$480,000	N/A	\$480,000
2002	No	\$412,300	\$412,300	\$412,300	N/A	\$412,300
2001	No	\$369,600	\$369,600	\$369,600	N/A	\$369,600
2000	No	\$213,800	\$213,800	\$213,800	N/A	\$213,800
1999	No	\$185,100	\$185,100	\$185,100	N/A	\$185,100
1998	No	\$180,200	\$180,200	\$180,200	N/A	\$180,200
1997	No	\$182,100	\$182,100	\$182,100	N/A	\$182,100
1996	No	\$187,000	\$187,000	\$187,000	N/A	\$187,000

#### 2022 Tax Information

<a href="#">2022 Tax Bill</a>	Tax District: <u>CWD</u>
2022 Final Millage Rate	20.3621

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of

#### Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	V/I
21 Feb 2014	18323 1487	\$225,500	Q	1
22 Feb 2001	11235 0135	\$445,000	U	1
14 Aug 2000	11012 1336	\$131,000	U	1