

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 33-19**

Certified Mail
February 14, 2019

**Owner: The Bank of New York Mellon
f/k/a/The Bank of New York as Trustee for CWABS, Inc.
Asset Backed Certificates, Series 2003-BC3
6409 Congress Ave Ste 100
Boca Raton, FL 33487-2853**

**Violation Address: 2355 Nursery Rd., Clearwater
Pinellas Groves SW ¼, Part of Lot 8
19-29-16-70272-300-1800**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, March 27, 2019, 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 **3-1403.B.1, 3-1407.A.5, 3-1407.A.7, 3-1407.A.3.b, 3-1407.A.3.c, 3-1407.A.4.a, 3-1407.A.4.b, 3-1502.B, 3-1502.D.1, 3-1502.D.3, 3-1502.G.1, 3-1502.G.2, 3-1502.G.3, 3-1503.B.6, 3-2302, & 3-2303** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

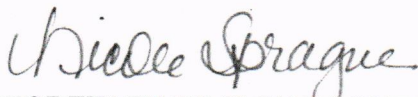
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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 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.

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

NAME OF VIOLATOR: BANK OF NEW YORK MELLON TRE
MAILING ADDRESS: C/O ROBERTSON ANSCHUTZ & SCHNEID PL CITY CASE#: CDC2018-02377
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

VIOLATION ADDRESS: 2355 NURSERY RD
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 12/20/2018

LEGAL DESCRIPTION OF PROPERTY: PINELLAS GROVES SW 1/4, PT OF LOT 18 DESC FROM
NE COR OF SE 1/4 OF SW 1/4 TH N89DW 441.62FT TH S01DW 33FT FOR POB TH S01DW
298.84FT TH N89DW 165FT TH N01DE 297.83FT TH S89DE 165FT TO POB CONT

PARCEL #: 19-29-16-70272-300-1800

DATE OF INSPECTION: 1/24/2019 8:54:00 AM

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

3-1403.B.1. - **GRASS PARKING** No parking, displaying or storing of motor vehicles shall be permitted on any grass or other unpaved area unless specifically authorized in this Code.

3-1407.A.5. **RESIDENTIAL GRASS PARKING** One designated parking space may be located on the grass in a required front setback adjacent to and parallel to the driveway located on the property. Access to such designated parking space shall be by way of the property's driveway. If the designated parking space can not be maintained as a grass area and is either reported by neighboring residents as a detrimental property or is identified by any code inspector as in violation of this provision, such designated parking area shall be filled in, by the property owner, with pavers, concrete, turf block or asphalt. Materials not permitted include crushed shell, mulch, millings or similar material.

3-1407.A.7. - Parking on Unpaved Area Prohibited. No parking, displaying, or storing of vehicles, trailers, and/or boats shall be permitted on any grass surface or other unpaved area zoned for any use unless specifically authorized in this section.

SPECIFICALLY,

There is only ONE spot at the property that is allowed to have grass parking and that is parallel and adjacent to the driveway. Only ONE vehicle is allowed to occupy this space. All throughout the property there are MULTIPLE vehicles being parked in the grass. Compliance can be met by reducing the number of vehicles being parked in the grass at the property to ONE and that ONE vehicle can only be parallel and adjacent to the driveway. To avoid fines starting at \$143.00 or having this case brought in front of the Municipal Code Enforcement Board, please meet compliance by the compliance date. If you have any questions please contact me. Thank you.

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


Daniel Knight

SWORN AND SUBSCRIBED before me on this 31th day of January, 2019, by Daniel Knight.

STATE OF FLORIDA
COUNTY OF PINELLAS



PERSONALLY KNOWN TO ME

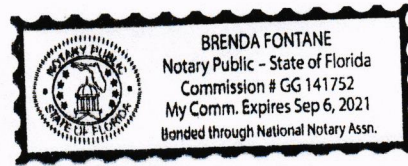


PRODUCED AS IDENTIFICATION

Type of Identification

Brenda Fontane

(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 13th DAY OF February, 2019

MCEB CASE NO. 33-19

Shirley Sprague

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: BANK OF NEW YORK MELLON TRE CITY CASE#: CDC2018-02381
MAILING ADDRESS: C/O ROBERTSON ANSCHUTZ & SCHNEID PL
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

VIOLATION ADDRESS: 2355 NURSERY RD
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 12/20/2018

LEGAL DESCRIPTION OF PROPERTY: PINELLAS GROVES SW 1/4, PT OF LOT 18 DESC FROM
NE COR OF SE 1/4 OF SW 1/4 TH N89DW 441.62FT TH S01DW 33FT FOR POB TH S01DW
298.84FT TH N89DW 165FT TH N01DE 297.83FT TH S89DE 165FT TO POB CONT

PARCEL #: 19-29-16-70272-300-1800

DATE OF INSPECTION: 1/24/2019 9:07:00 AM

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

3-1407.A.3.b. ****BOAT TRAILER IN SIDE OR REAR SETBACK NOT SCREENED BY FENCE, WALL OR HEDGE**** A boat trailer in excess of 25 feet may be parked or stored, in whole or in part, in a side or rear setback behind the front building line of the principal structure in a residential zoning district provided such vehicles are screened with a six-foot high solid fence, wall or hedge. Installation of a fence, wall, and appropriate parking surface must be approved and permitted. The parking surface must be permitted in all instances.

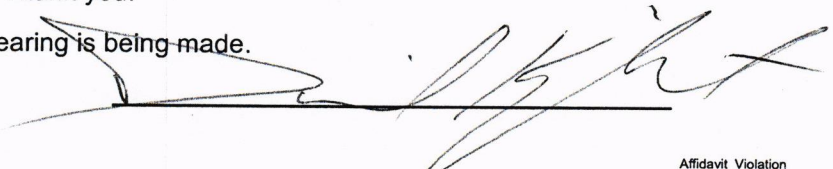
3-1407.A.5. ****RESIDENTIAL GRASS PARKING**** One designated parking space may be located on the grass in a required front setback adjacent to and parallel to the driveway located on the property. Access to such designated parking space shall be by way of the property's driveway. If the designated parking space can not be maintained as a grass area and is either reported by neighboring residents as a detrimental property or is identified by any code inspector as in violation of this provision, such designated parking area shall be filled in, by the property owner, with pavers, concrete, turf block or asphalt. Materials not permitted include crushed shell, mulch, millings or similar material.

3-1407.A.7. - Parking on Unpaved Area Prohibited. No parking, displaying, or storing of vehicles, trailers, and/or boats shall be permitted on any grass surface or other unpaved area zoned for any use unless specifically authorized in this section.

SPECIFICALLY,

Boats are allowed to be stored at a property in between the house and the right-of-way in the driveway or parallel and adjacent to the driveway as long as the boat is at 20 feet in length or smaller. ALL boats and boat trailers being stored on the side or rear yards must be parked/stored behind a 6 foot solid fence, wall or hedge, on an approved parking surface and all while meeting the residential setbacks in this zoning district. At the property there is a boat on a boat trailer being stored in the rear of the property not on an approved parking surface and not behind a 6 foot solid fence, wall or hedge. Compliance can be met by storing the boat in the side or rear yard behind a 6 foot solid fence, wall or hedge, on an approved parking surface and all while meeting the residential setback regulations. Compliance can also be met by removing the boat and boat trailer from the property and properly store it offsite or if it is at or below 20 feet in length it can be parked in the front of the property on the driveway or the ONE grass parking space which is parallel and adjacent to the driveway at the property. To avoid fines starting at \$143.00 or having this case presented in front of the Municipal Code Enforcement Board, please meet compliance by the compliance date. If you have any questions please contact me. Thank you.

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



Daniel Knight

SWORN AND SUBSCRIBED before me on this 31th day of January, 2019, by Daniel Knight.

STATE OF FLORIDA
COUNTY OF PINELLAS

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

Brenda Fontane

(Notary Signature)

Type of Identification

Name of Notary (typed, printed, stamped)



FILED THIS 13th DAY OF February, 20 19

MCEB CASE NO. 33-19

Ursula Sprague

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: BANK OF NEW YORK MELLON TRE CITY CASE#: CDC2018-02380
MAILING ADDRESS: C/O ROBERTSON ANSCHUTZ & SCHNEID PL
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

VIOLATION ADDRESS: 2355 NURSERY RD
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 12/20/2018

LEGAL DESCRIPTION OF PROPERTY: PINELLAS GROVES SW 1/4, PT OF LOT 18 DESC FROM
NE COR OF SE 1/4 OF SW 1/4 TH N89DW 441.62FT TH S01DW 33FT FOR POB TH S01DW
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PARCEL #: 19-29-16-70272-300-1800

DATE OF INSPECTION: 1/24/2019 9:02:00 AM

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

3-1407.A.3.c. **HAULING TRAILER IN SIDE OR REAR SETBACK NOT SCREENED BY
FENCE, WALL OR HEDGE** A hauling trailer may be parked or stored, in whole or in part, in a
side or rear setback behind the front building line of the principal structure in a residential zoning
district provided such vehicles are screened with a six-foot high solid fence, wall or hedge.
Installation of a fence, wall, and appropriate parking surface must be approved and permitted.
The parking surface must be permitted in all instances.

3-1407.A.7. - Parking on Unpaved Area Prohibited. No parking, displaying, or storing of vehicles,
trailers, and/or boats shall be permitted on any grass surface or other unpaved area zoned for
any use unless specifically authorized in this section.

SPECIFICALLY,

Hauling trailers are allowed to be parked and/or stored at a residential property as long as the
hauling trailer is being parked in the side or rear yard, behind a 6 foot solid fence, wall or
hedge, on an approved parking surface and all while meeting all residential setback
requirements. At the property there are MULTIPLE hauling trailers being parked/stored on the
property that are not being screened by a 6 foot solid fence, wall or hedge, some are not on
approved parking surfaces and others appear to be encroaching on the residential setbacks.
Compliance can be met by either properly storing all hauling trailers in the side or rear yards,
behind a 6 foot solid fence, wall or hedge, on an approved parking surface and all while
meeting all the setback regulations for this properties zoning district or by removing all hauling
trailers from the property and properly parking/storing them offsite by the compliance date. To
avoid fines starting at \$143.00 or having this case brought in front of the Municipal Code
Enforcement Board, please meet compliance by the compliance date. If you have any
questions please contact me. Thank you.

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


Daniel Knight

SWORN AND SUBSCRIBED before me on this 31th day of January, 2019, by Daniel Knight.

STATE OF FLORIDA
COUNTY OF PINELLAS



PERSONALLY KNOWN TO ME



PRODUCED AS IDENTIFICATION

Brenda Fontane

(Notary Signature)

Type of Identification

Name of Notary (typed, printed, stamped)



FILED THIS 13th DAY OF February, 20 19

MCEB CASE NO. 33-19

Ursula Sprague

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: BANK OF NEW YORK MELLON TRE CITY CASE#: CDC2018-02378
MAILING ADDRESS: C/O ROBERTSON ANSCHUTZ & SCHNEID PL
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

VIOLATION ADDRESS: 2355 NURSERY RD
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 12/20/2018

LEGAL DESCRIPTION OF PROPERTY: PINELLAS GROVES SW 1/4, PT OF LOT 18 DESC FROM
NE COR OF SE 1/4 OF SW 1/4 TH N89DW 441.62FT TH S01DW 33FT FOR POB TH S01DW
298.84FT TH N89DW 165FT TH N01DE 297.83FT TH S89DE 165FT TO POB CONT

PARCEL #: 19-29-16-70272-300-1800

DATE OF INSPECTION: 1/24/2019 8:38:00 AM

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

3-1407.A.4.a ****COMMERCIAL VEHICLE IN RESIDENTIAL ZONING DISTRICT**** Commercial vehicles measuring in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo shall not be parked or stored in any residential zoning district.

3-1407.A.4.b. ****LARGE VEHICLES IN RESIDENTIAL ZONING DISTRICT**** No semi-tractor trailer, semi-tractor cab or any garbage truck, pump-out truck, chemical truck, gasoline truck, fuel oil truck or similar vehicle designed to transport wastes or hazardous or noxious materials shall be parked or stored in any residential zoning district.

SPECIFICALLY,

Commercial vehicles are not allowed to be parked or stored on a residential property within the City of Clearwater city limits. At the property there are at least two commercial vehicles being parked/stored. One is a large white commercial box truck and the other is what appears to be a commercial bobcat backhoe. Compliance can be met by removing all commercial vehicles from the property and refraining from parking/storing them there in the future. To avoid fines starting at \$143.00 or having this case brought before the Municipal Code Enforcement Board please meet compliance by the compliance date. If you have any questions please contact me. Thank you.

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


Daniel Knight

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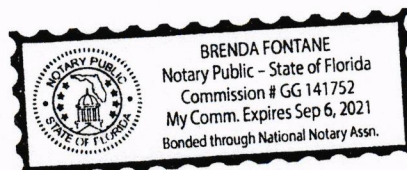
STATE OF FLORIDA
COUNTY OF PINELLAS

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Type of Identification



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FILED THIS 13th DAY OF February, 20 19

MCEB CASE NO. 33-19

Wendee Sprague

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: BANK OF NEW YORK MELLON TRE CITY CASE#: CDC2018-02382
MAILING ADDRESS: C/O ROBERTSON ANSCHUTZ & SCHNEID PL
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

VIOLATION ADDRESS: 2355 NURSERY RD
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 12/20/2018

LEGAL DESCRIPTION OF PROPERTY: PINELLAS GROVES SW 1/4, PT OF LOT 18 DESC FROM
NE COR OF SE 1/4 OF SW 1/4 TH N89DW 441.62FT TH S01DW 33FT FOR POB TH S01DW
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PARCEL #: 19-29-16-70272-300-1800

DATE OF INSPECTION: 1/24/2019 9:12:00 AM

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,

All building structures located within the City of Clearwater city limits shall be maintained in a secure and attractive manner free of any damage, rust, mold/mildew, discoloration and any peeling or fading paint. The buildings on the property are in need of maintenance. They have areas of discoloration, mold/mildew and possibly rust. Compliance can be met by repairing and/or cleaning/clearing all building exterior surfaces on the property of damage, rust, discoloration and peeling/fading paint and paint where needed by the compliance date. To avoid fines starting at \$143.00 or having this case brought in front of the Municipal Code Enforcement Board, please meet compliance by the compliance date. If you have any questions please contact me. Thank you.

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


Daniel Knight

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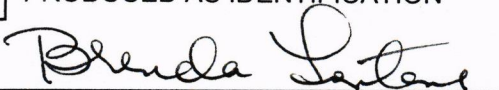
STATE OF FLORIDA
COUNTY OF PINELLAS



PERSONALLY KNOWN TO ME



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(Notary Signature)

Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 13th DAY OF February, 2019

MCEB CASE NO. 33-19

Chisdee Sprague

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: BANK OF NEW YORK MELLON TRE CITY CASE#: CDC2018-02383
MAILING ADDRESS: C/O ROBERTSON ANSCHUTZ & SCHNEID PL
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

VIOLATION ADDRESS: 2355 NURSERY RD
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 12/20/2018

LEGAL DESCRIPTION OF PROPERTY: PINELLAS GROVES SW 1/4, PT OF LOT 18 DESC FROM
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PARCEL #: 19-29-16-70272-300-1800

DATE OF INSPECTION: 1/24/2019 9:18:00 AM

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

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.

SPECIFICALLY,

All roofs shall be maintained in a safe, secure and watertight condition free of any damage, discoloration, peeling/fading paint or loose materials. There are roofs to buildings on the property that have loose and missing roofing tiles and have some type of discoloration on the existing roofing tiles. Compliance can be met by repairing and/or replacing the missing roofing tiles, remove all loose roofing tiles and clean/clear all roofing tiles so that they are in a clean, safe, secured and watertight condition. To avoid fines starting at \$143.00 or having this case presented in front of the Municipal Code Enforcement Board, please meet compliance by the compliance date. If you have any questions please contact me. Thank you.

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

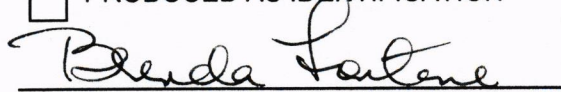

Daniel Knight

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STATE OF FLORIDA
COUNTY OF PINELLAS

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FILED THIS 13th DAY OF February, 20 19

MCEB CASE NO. 33-19

Wendee Sprague

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: BANK OF NEW YORK MELLON TRE
MAILING ADDRESS: C/O ROBERTSON ANSCHUTZ & SCHNEID PL CITY CASE#: CDC2018-02379
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

VIOLATION ADDRESS: 2355 NURSERY RD
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 12/20/2018

LEGAL DESCRIPTION OF PROPERTY: PINELLAS GROVES SW 1/4, PT OF LOT 18 DESC FROM
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PARCEL #: 19-29-16-70272-300-1800

DATE OF INSPECTION: 1/24/2019 8:49:00 AM

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

3-1502.G.1. - ****EXTERIOR STORAGE**** 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.

3-1502.G.2. - ****Exterior Storage/Not For Use Outdoors**** Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials and interior furniture, may not be stored outdoors.

3-1502.G.3 - ****CONSTRUCTION MATERIAL STORAGE**** Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, may not be stored outdoors on a residentially zoned property.

SPECIFICALLY,

Exterior storage is the accumulation of items being stored outdoors that are either not intended for outdoor use or are not properly being utilized outdoors. This includes any type of construction materials. At the property there is an over accumulation of exterior storage and contraction items being stored outdoors. Some examples are, but are not limited to: Indoor furniture, fencing panels stacked in piles, indoor appliances, pallets, vehicle repair equipment, dollies, roofing/building materials, tires and other items. Compliance can be met by removing all exterior storage and construction materials from the property and store them properly offsite or by storing them inside a building at the property. To avoid fines starting at \$143.00 or having this case brought before the Municipal Code Enforcement Board, please meet compliance by the compliance date. If you have any questions please contact me. Thank you.


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


Daniel Knight

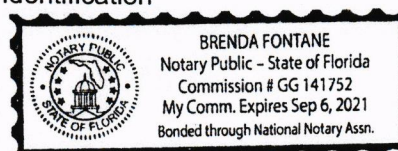
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STATE OF FLORIDA
COUNTY OF PINELLAS

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Type of Identification



(Notary Signature)

Name of Notary (typed, printed, stamped)

FILED THIS 13th DAY OF February, 2019

MCEB CASE NO. 33-19

Heide Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: PNU2018-01795

NAME OF VIOLATOR: BANK OF NEW YORK MELLON TRE
MAILING ADDRESS: C/O ROBERTSON ANSCHUTZ & SCHNEID PL
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

VIOLATION ADDRESS: 2355 NURSERY RD

LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

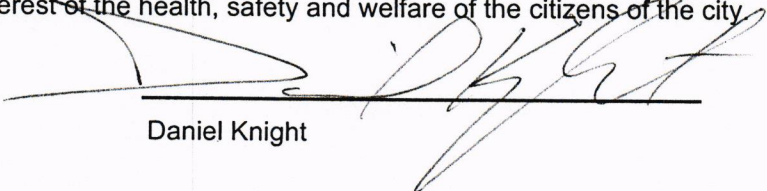
PARCEL #: 19-29-16-70272-300-1800

DATE OF INSPECTION: 1/24/2019 9:23:00 AM

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

3-1503.B.6. - **INOPERATIVE VEHICLE/OUTDOOR STORAGE/NUISANCE** Except as provided in section 3-1506, the outdoor storage of all or part of any dismantled, partially dismantled, inoperative or discarded vehicle, recreational vehicle, machinery, appliance, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, bicycle, or scrap metal, on any public or private property, or of any abandoned vehicle, recreational vehicle, farm equipment, aircraft, boat, personal watercraft, trailer, truck, or motorcycle on any private property, within the city limits. This provision shall not apply to any vehicle, recreational vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.

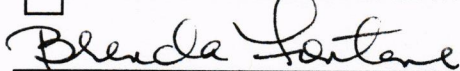
3-1503.B.9. - **Other Nuisance Condition** Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city


Daniel Knight

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 31th day of January, 2019, by Daniel Knight.

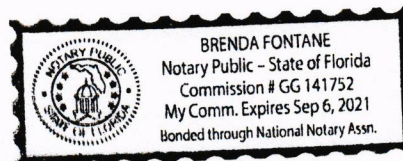
- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION



(Notary Signature)

Type of Identification

Name of Notary (typed, printed, stamped)



FILED THIS 13th DAY OF February, 20 19

MCEB CASE NO.

33-19

Whitney Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: BIZ2018-00580

NAME OF VIOLATOR: BANK OF NEW YORK MELLON TRE
MAILING ADDRESS: C/O ROBERTSON ANSCHUTZ & SCHNEID PL
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

VIOLATION ADDRESS: 2355 NURSERY RD

LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 19-29-16-70272-300-1800

DATE OF INSPECTION: 1/24/2019 9:32:00 AM

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

3-2302. - **RESIDENTIAL RENTAL BUSINESS TAX RECEIPT** A business tax receipt shall be required for all rentals as set forth in Section 3-2301. Business tax procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax shall be as set forth in Code of Ordinances Appendix A, Division XVIII. Property described in this notice is being rented without a business tax receipt.

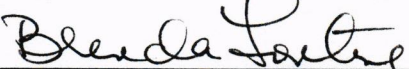
3-2303. - **LOCAL REPRESENTATION FOR BUSINESS TAX APPLICATIONS FOR RESIDENTIAL RENTALS** Business tax applications for residential rentals shall include a local contact or representative. Such contact or representative shall maintain a current working local telephone number and current local address, not a public or private post office box, and provide notification thereof of any changes to the city within 30 days for a physical location and telephone number within one of the following counties in Florida: Pinellas, Hillsborough, Pasco, Manatee or Sarasota.


Daniel Knight

STATE OF FLORIDA
COUNTY OF PINELLAS

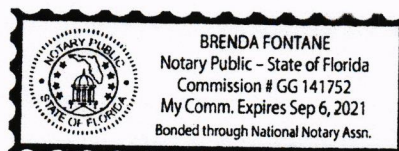
SWORN AND SUBSCRIBED before me on this 31th day of January, 2019, by Daniel Knight.

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION



(Notary Signature)

Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 13th DAY OF February, 20 19

MCEB CASE NO.

33.19

Hinde Sprague

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

BANK OF NEW YORK MELLON TRE
C/O ROBERTSON ANSCHUTZ & SCHNEID PL
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

CDC2018-02377

ADDRESS OR LOCATION OF VIOLATION: 2355 NURSERY RD

LEGAL DESCRIPTION: PINELLAS GROVES SW 1/4, PT OF LOT 18 DESC FROM
NE COR OF SE 1/4 OF SW 1/4 TH N89DW 441.62FT TH S01DW 33FT FOR POB
TH S01DW 298.84FT TH N89DW 165FT TH N01DE 297.83FT TH S89DE 165FT TO
POB CONT

DATE OF INSPECTION: 12/20/2018

PARCEL: 19-29-16-70272-300-1800

Section of City Code Violated:

3-1403.B.1. - ****GRASS PARKING**** No parking, displaying or storing of motor vehicles shall be permitted on any grass or other unpaved area unless specifically authorized in this Code.

3-1407.A.5. ****RESIDENTIAL GRASS PARKING**** One designated parking space may be located on the grass in a required front setback adjacent to and parallel to the driveway located on the property. Access to such designated parking space shall be by way of the property's driveway. If the designated parking space can not be maintained as a grass area and is either reported by neighboring residents as a detrimental property or is identified by any code inspector as in violation of this provision, such designated parking area shall be filled in, by the property owner, with pavers, concrete, turf block or asphalt. Materials not permitted include crushed shell, mulch, millings or similar material.

3-1407.A.7. - **Parking on Unpaved Area Prohibited.** No parking, displaying, or storing of vehicles, trailers, and/or boats shall be permitted on any grass surface or other unpaved area zoned for any use unless specifically authorized in this section.

Specifically: There is only ONE spot at the property that is allowed to have grass parking and that is parallel and adjacent to the driveway. Only ONE vehicle is allowed to occupy this space. All throughout the property there are MULTIPLE vehicles being parked in the grass. Compliance can be met by reducing the number of vehicles being parked in the grass at the property to ONE and that ONE vehicle can only be parallel and adjacent to the driveway. To avoid fines starting at \$143.00 or having this case brought in front of the Municipal Code Enforcement Board, please meet compliance by the compliance date. If you have any questions please contact me. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 1/23/2019. 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.

Inspector: Daniel Knight
Inspector Phone: 727-562-4732

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

Date Printed: 12/20/2018

CC: 2355 Nursery Rd



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

BANK OF NEW YORK MELLON TRE
C/O ROBERTSON ANSCHUTZ & SCHNEID PL
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

CDC2018-02378

ADDRESS OR LOCATION OF VIOLATION: **2355 NURSERY RD**

LEGAL DESCRIPTION: PINELLAS GROVES SW 1/4, PT OF LOT 18 DESC FROM
NE COR OF SE 1/4 OF SW 1/4 TH N89DW 441.62FT TH S01DW 33FT FOR POB
TH S01DW 298.84FT TH N89DW 165FT TH N01DE 297.83FT TH S89DE 165FT TO
POB CONT

DATE OF INSPECTION: 12/20/2018

PARCEL: 19-29-16-70272-300-1800

Section of City Code Violated:

3-1407.A.4.a **COMMERCIAL VEHICLE IN RESIDENTIAL ZONING DISTRICT** Commercial vehicles measuring in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo shall not be parked or stored in any residential zoning district.

3-1407.A.4.b. **LARGE VEHICLES IN RESIDENTIAL ZONING DISTRICT** No semi-tractor trailer, semi-tractor cab or any garbage truck, pump-out truck, chemical truck, gasoline truck, fuel oil truck or similar vehicle designed to transport wastes or hazardous or noxious materials shall be parked or stored in any residential zoning district.

Specifically: Commercial vehicles are not allowed to be parked or stored on a residential property within the City of Clearwater city limits. At the property there are at least two commercial vehicles being parked/stored. One is a large white commercial box truck and the other is what appears to be a commercial bobcat backhoe. Compliance can be met by removing all commercial vehicles from the property and refraining from parking/storing them there in the future. To avoid fines starting at \$143.00 or having this case brought before the Municipal Code Enforcement Board please meet compliance by the compliance date. If you have any questions please contact me. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO **1/23/2019**. 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.

Inspector: Daniel Knight
Inspector Phone: 727-562-4732

Date Printed: 12/20/2018

CC: 2355 Nursery Rd

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

BANK OF NEW YORK MELLON TRE
C/O ROBERTSON ANSCHUTZ & SCHNEID PL
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

CDC2018-02379

ADDRESS OR LOCATION OF VIOLATION: 2355 NURSERY RD

LEGAL DESCRIPTION: PINELLAS GROVES SW 1/4, PT OF LOT 18 DESC FROM
NE COR OF SE 1/4 OF SW 1/4 TH N89DW 441.62FT TH S01DW 33FT FOR POB
TH S01DW 298.84FT TH N89DW 165FT TH N01DE 297.83FT TH S89DE 165FT TO
POB CONT

DATE OF INSPECTION: 12/20/2018

PARCEL: 19-29-16-70272-300-1800

Section of City Code Violated:

3-1502.G.1. - ****EXTERIOR STORAGE**** 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.

3-1502.G.2. - ****Exterior Storage/Not For Use Outdoors**** Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials and interior furniture, may not be stored outdoors.

3-1502.G.3 - ****CONSTRUCTION MATERIAL STORAGE**** Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, may not be stored outdoors on a residentially zoned property.

Specifically: Exterior storage is the accumulation of items being stored outdoors that are either not intended for outdoor use or are not properly being utilized outdoors. This includes any type of construction materials. At the property there is an over accumulation of exterior storage and contraction items being stored outdoors. Some examples are, but are not limited to: Indoor furniture, fencing panels stacked in piles, indoor appliances, pallets, vehicle repair equipment, dollies, roofing/building materials, tires and other items. Compliance can be met by removing all exterior storage and construction materials from the property and store them properly offsite or by storing them inside a building at the property. To avoid fines starting at \$143.00 or having this case brought before the Municipal Code Enforcement Board, please meet compliance by the compliance date. If you have any questions please contact me. Thank you.

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Inspector: Daniel Knight
Inspector Phone: 727-562-4732

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

Date Printed: 12/20/2018

CC: 2355 Nursery Rd



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

BANK OF NEW YORK MELLON TRE
C/O ROBERTSON ANSCHUTZ & SCHNEID PL
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

CDC2018-02380

ADDRESS OR LOCATION OF VIOLATION: 2355 NURSERY RD

LEGAL DESCRIPTION: PINELLAS GROVES SW 1/4, PT OF LOT 18 DESC FROM
NE COR OF SE 1/4 OF SW 1/4 TH N89DW 441.62FT TH S01DW 33FT FOR POB
TH S01DW 298.84FT TH N89DW 165FT TH N01DE 297.83FT TH S89DE 165FT TO
POB CONT

DATE OF INSPECTION: 12/20/2018

PARCEL: 19-29-16-70272-300-1800

Section of City Code Violated:

3-1407.A.3.c. **HAULING TRAILER IN SIDE OR REAR SETBACK NOT SCREENED BY FENCE, WALL OR HEDGE** A hauling trailer may be parked or stored, in whole or in part, in a side or rear setback behind the front building line of the principal structure in a residential zoning district provided such vehicles are screened with a six-foot high solid fence, wall or hedge. Installation of a fence, wall, and appropriate parking surface must be approved and permitted. The parking surface must be permitted in all instances.

3-1407.A.7. - Parking on Unpaved Area Prohibited. No parking, displaying, or storing of vehicles, trailers, and/or boats shall be permitted on any grass surface or other unpaved area zoned for any use unless specifically authorized in this section.

Specifically: Hauling trailers are allowed to be parked and/or stored at a residential property as long as the hauling trailer is being parked in the side or rear yard, behind a 6 foot solid fence, wall or hedge, on an approved parking surface and all while meeting all residential setback requirements. At the property there are MULTIPLE hauling trailers being parked/stored on the property that are not being screened by a 6 foot solid fence, wall or hedge, some are not on approved parking surfaces and others appear to be encroaching on the residential setbacks. Compliance can be met by either properly storing all hauling trailers in the side or rear yards, behind a 6 foot solid fence, wall or hedge, on an approved parking surface and all while meeting all the setback regulations for this properties zoning district or by removing all hauling trailers from the property and properly parking/storing them offsite by the compliance date. To avoid fines starting at \$143.00 or having this case brought in front of the Municipal Code Enforcement Board, please meet compliance by the compliance date. If you have any questions please contact me. Thank you.

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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

Inspector: Daniel Knight

Inspector Phone: 727-562-4732

Date Printed: 12/20/2018

CC: 2355 Nursery Rd



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

BANK OF NEW YORK MELLON TRE
C/O ROBERTSON ANSCHUTZ & SCHNEID PL
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

CDC2018-02381

ADDRESS OR LOCATION OF VIOLATION: **2355 NURSERY RD**

LEGAL DESCRIPTION: PINELLAS GROVES SW 1/4, PT OF LOT 18 DESC FROM
NE COR OF SE 1/4 OF SW 1/4 TH N89DW 441.62FT TH S01DW 33FT FOR POB
TH S01DW 298.84FT TH N89DW 165FT TH N01DE 297.83FT TH S89DE 165FT TO
POB CONT

DATE OF INSPECTION: 12/20/2018

PARCEL: 19-29-16-70272-300-1800

Section of City Code Violated:

3-1407.A.3.b. **BOAT TRAILER IN SIDE OR REAR SETBACK NOT SCREENED BY FENCE, WALL OR HEDGE** A boat trailer in excess of 25 feet may be parked or stored, in whole or in part, in a side or rear setback behind the front building line of the principal structure in a residential zoning district provided such vehicles are screened with a six-foot high solid fence, wall or hedge. Installation of a fence, wall, and appropriate parking surface must be approved and permitted. The parking surface must be permitted in all instances.

3-1407.A.5. **RESIDENTIAL GRASS PARKING** One designated parking space may be located on the grass in a required front setback adjacent to and parallel to the driveway located on the property. Access to such designated parking space shall be by way of the property's driveway. If the designated parking space can not be maintained as a grass area and is either reported by neighboring residents as a detrimental property or is identified by any code inspector as in violation of this provision, such designated parking area shall be filled in, by the property owner, with pavers, concrete, turf block or asphalt. Materials not permitted include crushed shell, mulch, millings or similar material.

3-1407.A.7. - Parking on Unpaved Area Prohibited. No parking, displaying, or storing of vehicles, trailers, and/or boats shall be permitted on any grass surface or other unpaved area zoned for any use unless specifically authorized in this section.

Specifically: Boats are allowed to be stored at a property in between the house and the right-of-way in the driveway or parallel and adjacent to the driveway as long as the boat is at 20 feet in length or smaller. ALL boats and boat trailers being stored on the side or rear yards must be parked/stored behind a 6 foot solid fence, wall or hedge, on an approved parking surface and all while meeting the residential setbacks in this zoning district. At the property there is a boat on a boat trailer being stored in the rear of the property not on an approved parking surface and not behind a 6 foot solid fence, wall or hedge. Compliance can be met by storing the boat in the side or rear yard behind a 6 foot solid fence, wall or hedge, on an approved parking surface and all while meeting the residential setback regulations. Compliance can also be met by removing the boat and boat trailer from the property and properly store it offsite or if it is at or below 20 feet in length it can be parked in the front of the property on the driveway or the ONE grass parking space which is parallel and adjacent to the driveway at the property. To avoid fines starting at \$143.00 or having this case presented in front of the Municipal Code Enforcement Board, please meet compliance by the compliance date. If you have any questions please contact me. Thank you.

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

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 1/23/2019. 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.

Inspector: Daniel Knight

Inspector Phone: 727-562-4732

Date Printed: 12/20/2018

CC: 2355 Nursery Rd



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

BANK OF NEW YORK MELLON TRE
C/O ROBERTSON ANSCHUTZ & SCHNEID PL
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

CDC2018-02382

ADDRESS OR LOCATION OF VIOLATION: 2355 NURSERY RD

LEGAL DESCRIPTION: PINELLAS GROVES SW 1/4, PT OF LOT 18 DESC FROM
NE COR OF SE 1/4 OF SW 1/4 TH N89DW 441.62FT TH S01DW 33FT FOR POB
TH S01DW 298.84FT TH N89DW 165FT TH N01DE 297.83FT TH S89DE 165FT TO
POB CONT

DATE OF INSPECTION: 12/20/2018

PARCEL: 19-29-16-70272-300-1800

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: All building structures located within the City of Clearwater city limits shall be maintained in a secure and attractive manner free of any damage, rust, mold/mildew, discoloration and any peeling or fading paint. The buildings on the property are in need of maintenance. They have areas of discoloration, mold/mildew and possibly rust. Compliance can be met by repairing and/or cleaning/clearing all building exterior surfaces on the property of damage, rust, discoloration and peeling/fading paint and paint where needed by the compliance date. To avoid fines starting at \$143.00 or having this case brought in front of the Municipal Code Enforcement Board, please meet compliance by the compliance date. If you have any questions please contact me. Thank you.

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Inspector: Daniel Knight
Inspector Phone: 727-562-4732

Date Printed: 12/20/2018

CC: 2355 Nursery Rd

NOV_PropOwn



CITY OF CLEARWATER

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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
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Notice of Violation

BANK OF NEW YORK MELLON TRE
C/O ROBERTSON ANSCHUTZ & SCHNEID PL
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

CDC2018-02383

ADDRESS OR LOCATION OF VIOLATION: 2355 NURSERY RD

LEGAL DESCRIPTION: PINELLAS GROVES SW 1/4, PT OF LOT 18 DESC FROM
NE COR OF SE 1/4 OF SW 1/4 TH N89DW 441.62FT TH S01DW 33FT FOR POB
TH S01DW 298.84FT TH N89DW 165FT TH N01DE 297.83FT TH S89DE 165FT TO
POB CONT

DATE OF INSPECTION: 12/20/2018

PARCEL: 19-29-16-70272-300-1800

Section of City Code Violated:

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.

Specifically: All roofs shall be maintained in a safe, secure and watertight condition free of any damage, discoloration, peeling/fading paint or loose materials. There are roofs to buildings on the property that have loose and missing roofing tiles and have some type of discoloration on the existing roofing tiles. Compliance can be met by repairing and/or replacing the missing roofing tiles, remove all loose roofing tiles and clean/clear all roofing tiles so that they are in a clean, safe, secured and watertight condition. To avoid fines starting at \$143.00 or having this case presented in front of the Municipal Code Enforcement Board, please meet compliance by the compliance date. If you have any questions please contact me. Thank you.

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Inspector: Daniel Knight
Inspector Phone: 727-562-4732

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Notice of Violation

BANK OF NEW YORK MELLON TRE
C/O ROBERTSON ANSCHUTZ & SCHNEID PL
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

PNU2018-01795

ADDRESS OR LOCATION OF VIOLATION: **2355 NURSERY RD**

LEGAL DESCRIPTION: PINELLAS GROVES SW 1/4, PT OF LOT 18 DESC FROM
NE COR OF SE 1/4 OF SW 1/4 TH N89DW 441.62FT TH S01DW 33FT FOR POB
TH S01DW 298.84FT TH N89DW 165FT TH N01DE 297.83FT TH S89DE 165FT TO
POB CONT

DATE OF INSPECTION: 12/20/2018

PARCEL: 19-29-16-70272-300-1800

Section of City Code Violated:

3-1503.B.6. - **INOPERATIVE VEHICLE/OUTDOOR STORAGE/NUISANCE** Except as provided in section 3-1506, the outdoor storage of all or part of any dismantled, partially dismantled, inoperative or discarded vehicle, recreational vehicle, machinery, appliance, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, bicycle, or scrap metal, on any public or private property, or of any abandoned vehicle, recreational vehicle, farm equipment, aircraft, boat, personal watercraft, trailer, truck, or motorcycle on any private property, within the city limits. This provision shall not apply to any vehicle, recreational vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.

3-1503.B.9. - **Other Nuisance Condition** Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

Specifically: ALL vehicles to include but not limited to cars, trucks, SUVs, trailers, boat trailers and other vehicles that would need a license plate and registration to operate on the streets are required to have: all tires inflated, a current license plate and registration and be street operable or the vehicle is considered to be inoperable. At the property there are MULTIPLE inoperable vehicles. Some have no license plates and registrations and some have flat tires. Compliance can be met by making sure that ALL vehicles have a current license plate and registration, all tires are inflated and that all vehicles are able to be operated on the street. To avoid fines starting at \$143.00 or having this case brought in front of the Municipal Code Enforcement Board and receive a board order allowing the City of remove the vehicle and lien the property, please meet compliance by the complicate date. If you have any questions please contact me. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 1/23/2019. 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.

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

Inspector: Daniel Knight

Inspector Phone: 727-562-4732

Date Printed: 12/20/2018

CC: 2355 Nursery Rd



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

BANK OF NEW YORK MELLON TRE
C/O ROBERTSON ANSCHUTZ & SCHNEID PL
6409 CONGRESS AVE STE 100
BOCA RATON, FL 33487

BIZ2018-00580

ADDRESS OR LOCATION OF VIOLATION: **2355 NURSERY RD**

LEGAL DESCRIPTION: PINELLAS GROVES SW 1/4, PT OF LOT 18 DESC FROM
NE COR OF SE 1/4 OF SW 1/4 TH N89DW 441.62FT TH S01DW 33FT FOR POB
TH S01DW 298.84FT TH N89DW 165FT TH N01DE 297.83FT TH S89DE 165FT TO
POB CONT

DATE OF INSPECTION: 12/20/2018

PARCEL: 19-29-16-70272-300-1800

Section of City Code Violated:

3-2302. - **RESIDENTIAL RENTAL BUSINESS TAX RECEIPT** A business tax receipt shall be required for all rentals as set forth in Section 3-2301. Business tax procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax shall be as set forth in Code of Ordinances Appendix A, Division XVIII. Property described in this notice is being rented without a business tax receipt.

3-2303. - **LOCAL REPRESENTATION FOR BUSINESS TAX APPLICATIONS FOR RESIDENTIAL RENTALS** Business tax applications for residential rentals shall include a local contact or representative. Such contact or representative shall maintain a current working local telephone number and current local address, not a public or private post office box, and provide notification thereof of any changes to the city within 30 days for a physical location and telephone number within one of the following counties in Florida: Pinellas, Hillsborough, Pasco, Manatee or Sarasota.

Specifically: All properties located within the City of Clearwater city limits that are being utilized as a rental property are required to first obtain a Residential Rental Business Tax Receipt (BTR) before renting out the property. An inspection at the property has determined that this property is being rented and there isn't a current BTR for this property to be utilized as a rental property. Compliance can be met by filling out the enclosed Residential Rental BTR enclosed with this notice, providing a check made out to the City of Clearwater in the amount of \$31.50, and mailing it back to 100 S. Myrtle Ave, Clearwater FL 33756 so that a Rental BTR can be issued. Compliance can also be met by refrain from renting the property until a BTR is first obtained. To avoid fines starting at \$143.00 or having this case brought in front of the Municipal Code Enforcement Board, please meet compliance by the compliance date. If you have any questions please contact me. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO **1/23/2019**. 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.

NOV_PropOwn



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

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

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

Inspector: Daniel Knight

Inspector Phone: 727-562-4732

Date Printed: 12/20/2018

slopes shall be provided at the bottom and top of all speed ramps with a slope of ten percent or greater.

10. When parking spaces are provided on a ramp, the slope shall be less than 6 percent.
11. A minimum of two entries and two exits shall be provided for any parking garage with more than 500 parking spaces. In certain circumstances, one reversible entry/exit lane may be acceptable in lieu of the second pair of entry and exit lanes.
12. All electrical conduits, pipes, downspouts, columns or other features that could be subject to impact from vehicular traffic shall be protected from impact damage with pipe guards or similar measures. Measures used for protection shall not encroach into any parking space.
13. Minimum dimensions of equipment islands at entry/exit lanes shall be as follows:
 - a. Islands with cashier booth: Six feet four inches wide by 22 feet long.
 - b. Islands without cashier booth: Three feet six inches wide by 18 feet three inches long.

J. *Dead-end parking aisles:*

1. Dead-end parking aisles are discouraged, but when site conditions dictate that there be dead-end parking aisles, they shall be designed so that there is a back-out maneuvering area at the end of the aisle. This maneuvering area shall not encroach upon any required landscape areas.

K. *Valet parking design.* An overnight accommodations use located in either the Tourist (T) District, Downtown (D) District, or within a special area plan, may provide all or part of its required off-street parking as valet parking provided that attendants are available 24 hours per

day to receive, park and deliver the automobiles of occupants, tenants, customers and visitors on a permanent basis. The design of this valet parking must meet all other requirements of this section with the following exceptions:

1. Parking spaces need not be delineated with pavement marking; however stall and aisle dimensions shall be depicted on the site plan; and
2. Parking stall dimensions shall be a minimum of eight and one-half feet wide and 16 feet deep with a maximum stacking of two vehicles; and
3. Parking spaces may be provided within the drive-aisle of the valet parking area so long as they are located on only one side of the drive-aisle.

(Ord. No. 7449-05, § 19, 12-15-05; Ord. No. 7631-06, § 4, 11-2-06; Ord. No. 8043-09, § 29, 9-3-09; Ord. No. 8540-14, § 9, 4-3-14; Ord. No. 8988-17, § 16, 2-2-17)

Section 3-1403. Parking lot surfaces.

A. *Permanent surface.* Except as otherwise permitted in subsection (B) of this section, all unenclosed parking lots, spaces, vehicular accessways and driveways shall be improved with a permanent all-weather paving material which is graded to drain stormwater.

B. Grass surface.

1. No parking, displaying, or storing of motor vehicles shall be permitted on any grass or other unpaved area unless specifically authorized in this section.
2. Eighty-five percent of parking required for places of worship, outdoor recreational facilities and other uses as determined by the community development coordinator may have a durable grass or other permeable surface.
3. Community gardens may provide parking spaces on the grass, provided that the

- d. Recreation vehicles, trailers, motor homes and camping trailers; and
- e. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.

4. *Large vehicles.* The following vehicles shall be not be parked or stored in any residential zoning districts:

- a. Commercial vehicles measuring in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo are prohibited; and
- b. Semi-tractor trailer, semi-tractor cab or any garbage truck, pump-out truck, chemical truck, gasoline truck, fuel oil truck or similar vehicle designed to transport wastes or hazardous or noxious materials.

5. *Exception to prohibition of parking on unpaved areas on single-family and duplex residential property.* One designated parking space may be located on the grass in a required front setback adjacent to and parallel to the driveway located on the property. Access to such designated parking space shall be by way of the property's driveway. If the designated parking space can not be maintained as a grass area and is either reported by neighboring residents as a detrimental property or is identified by any code inspector as in violation of this provision, such designated parking area shall be filled in, by the property owner, with pavers, concrete, turf block or asphalt. Materials not permitted include crushed shell, mulch, millings or similar material.

7. *Parking on unpaved area prohibited.* No parking, displaying, or storing of vehicles, trailers and/or boats shall be permitted on any grass surface or other unpaved area zoned for any use unless specifically authorized in this section.

B. *Exception.*

- 1. Commercial vehicles during the actual performance of a service at the premises where the vehicle is parked.
- 2. Loading, unloading, or cleaning of vehicles, but not including semitrailer trucks or cabs, provided such activity is fully completed within 24 hours and provided such activity does not occur at the same location more than two times per month.
- 3. Emergency vehicles.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6595-00, § 6, 9-7-00; Ord. No. 6928-02, §§ 65—70, 5-2-02; Ord. No. 7605-06, § 26, 4-20-06; Ord. No. 7835-07, § 17, 1-17-08; Ord. No. 8211-10, § 10, 10-5-10)

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. Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials, and interior furniture, may not be stored outdoors.

3. Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, shall not be stored outdoors on a residentially zoned property.

4. Bulk items intended for pick up by the city may not be placed at the curb more than 24 hours prior to the scheduled pick up.

5. Any motor vehicle that is lawfully parked and is covered in a manner to protect the motor vehicle shall allow at least the bottom six inches of each tire to be visible. The required license plate shall be clearly visible from the right-of-way or the license plate number shall be printed legibly on the cover with characters not less than two inches in height so that it is clearly visible from the right-of-way. Covers shall not be faded and shall be in good condition, without tears, rips or holes.

H. Yards and landscape areas.

1. All required landscaping materials shall be maintained in accordance with the provisions of Article 3, Division 12.
2. Any portion of a lot not covered by a building or structure or otherwise devoted to parking, a service drive or a walkway shall be landscaped with grass or other appropriate ground cover and shall be maintained in a neat and orderly manner.
3. All landscape materials, including turf, shrubs, and trees, whether required or optional, shall be maintained in a healthy live condition so as to present a neat and attractive appearance and so as to discourage the accumulation of trash or debris and/or infestation by pests.
4. No yard, landscape area or growth of landscape material shall encroach upon

Section 3-1407. - Parking restrictions in residential areas.

- A. *Restrictions.* For the dual purpose of preserving attractive residential areas within the city and promoting safe unimpeded traffic circulation throughout such neighborhoods, the following parking restrictions shall apply except as provided in paragraph B of this section:
1. *Within street right-of-way.* The following vehicles shall not be parked or stored on any public right-of-way in a residential zoning district or on any right-of-way contiguous to a residentially zoned property:
 - a. Any boat or boat trailer;
 - b. Any hauling trailer;
 - c. Any of the following recreational vehicles: travel trailers, motor homes and camping trailers;
 - d. Any commercial vehicle.
 - e. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.
 2. *Between principal structure and right-of-way.* The following vehicles shall not be parked or stored, in whole or in part, in a front setback and/or forward of the building line of the principal structure and any right-of-way line in a residential zoning district up to a maximum of two frontages:
 - a. Boat in excess of 20 feet;
 - b. Any boat trailer in excess of 25 feet total length or in excess of five feet longer than any boat occupying the trailer;
 - c. Hauling trailer;
 - d. Recreational vehicles, travel trailers, motor homes and camping trailers.
 - e. Any commercial vehicle which measures in excess of 20 feet in total chassis and body length, seven feet in total width or seven feet in total height, including appurtenances, equipment and cargo.
 - f. Any race car, dune buggy, farm equipment, go kart, ATV, or other similar vehicle not designated for street operation.
 3. *Parking in the side or rear setback.* The following vehicles may be parked or stored, in whole or in part, in a side or rear setback behind the front building line of the principal structure in a residential zoning district provided such vehicles are screened with a six-foot high solid fence, wall or hedge:
 - a. Boat in excess of 20 feet;
 - b. Boat trailer in excess of 25 feet;
 - c. Hauling trailer;

Section 3-1502. - Property maintenance requirements.

- A. *Minimum building and fire code requirements.* All buildings shall be maintained in accordance with the Standard Building Code, the Fire Protection Code, and the Minimum Standard Housing Code as provided in Chapters 47 and 49 of the City's 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.

Section 3-1503. Nuisances.

A. No person owning, leasing, operating, occupying or having control of any premises within the city shall maintain, keep or permit any nuisance affecting the citizens of the city.

B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance:

1. A condition or use that causes a substantial diminution of value of property in the vicinity of the condition or use.
2. Buildings which are abandoned, boarded up for a period of six months, partially destroyed for any period of time, or left for a period of three months in a state of partial construction, provided that any unfinished building or structure which has been under construction six months or more shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.
3. Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, accessible artificial bodies of water, excavations, or neglected machinery.
4. Overt blocking of drainage pipes, ditches, channels, and streams, so as to cause flooding and adversely affect surrounding property.
5. Accumulation and placement of nuisances.
 - a. Any accumulation of weeds, debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any private property, or on any public property without authorization to the extent and manner that such property contains or is likely to contain rodents, reptiles or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.
 - b. The placement of trash, debris or other items on public property without authorization.
6. Except as provided in section 3-1506, the outdoor storage of all or part of any dismantled, partially dismantled, inoperative or discarded vehicle, recreational vehicle, machinery, appliance, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, bicycle, or scrap metal, on any public or private property, or of any abandoned vehicle, recreational vehicle, farm equipment, aircraft, boat, personal watercraft, trailer, truck, or motorcycle on any private property, within the city limits. This provision shall not apply to any vehicle, recreational vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.
7. Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than 12 inches, or the accumulation of debris upon property within the City of Clearwater.
8. The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curblineline or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.
9. Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly main-

tained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

10. The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
11. Any shopping carts, as defined in Florida Statutes Section 506.502(10), as amended from time to time, or parts of such carts, which are abandoned on public property including but not limited to streets, sidewalks, public rights-of-way, bus stops, municipal parking lots, parks, and similar places owned, leased, or operated by any public body, or are abandoned on private property where said carts or parts thereof are visible from public property may be removed by the city manager or designee. Such shopping carts or parts thereof shall be impounded and stored by the city at an appropriate location. Whenever the city shall impound a shopping cart of [or] part thereof containing identification of ownership or right to possession, a notice shall be sent by ordinary mail to such person advising that the shopping cart of [or] part thereof may be redeemed within thirty days upon payment of costs for removal and storage. Any shopping cart or part thereof so held shall be returned to its owner or person having right of possession upon proof of ownership or right to possession and payment of costs for removal and storage. If not claimed, a shopping cart or part thereof may be sold, destroyed, or otherwise disposed of by the city 31 days following impoundment. This section shall not be applicable to:
 - a. Shopping carts or parts thereof which are located on private property and are completely enclosed within a building where they are not visible from public property;
 - b. Shopping carts which are stored in a lawful manner on public or private property owned or leased by a retail business in connection with which the shopping carts are authorized to be used;
 - c. Shopping carts or parts thereof which are stored in a lawful manner on private property in connection with the business of a licensed dismantler or junk dealer when such storage is necessary to the operation of a lawfully conducted business.
12. *Newsracks and vending machines.* Any newsrack on public property not in compliance with the provisions of section 3-909, other than subsection 3-909(A)(5), or any newsrack or vending machine installed, used or maintained at a location which constitutes an imminent danger or safety

ing units, and accessory dwellings, as such terms are defined in section 8-102, within the City of Clearwater, but shall not apply to hotels, motels, resort condominiums, transient apartments, roominghouses, resort dwellings, or bed and breakfast inns as defined in F.S. § 509.242, nor to manufactured housing as defined in F.S. § 320.01(2)(b).

(Ord. No. 6932-02, § 1, 4-4-02)

Section 3-2302. Business tax receipt required.

A business tax receipt shall be required for all rentals set forth in Section 3-2301. Business tax receipt procedures and requirements shall be as set forth in Code of Ordinances Chapter 29. The fee charged for such business tax receipt shall be as set forth in the Code of Ordinances Appendix A, Division XVIII.

(Ord. No. 6932-02, § 1, 4-4-02; Ord. No. 7725-07, § 1, 2-15-07)

Section 3-2303. Local representation for business tax receipt applications for residential rentals.

Business tax receipt applications for residential rentals shall include a local contact or representative. Such contact or representative shall maintain a current working local telephone number and current local address, not a public or private post office box, and provide notification thereof of any changes to the city within 30 days for a physical location and telephone number within one of the following counties in Florida: Pinellas, Hillsborough, Pasco, Manatee or Sarasota.

(Ord. No. 6932-02, § 1, 4-4-02; Ord. No. 7725-07, § 1, 2-15-07)

Section 3-2304. Residential rental compliance—Notice requirements of minimum applicable standards form acknowledging notice of housing and development standards.

Each owner of real property to which this division is applicable shall receive notice of and shall file, with an initial business tax receipt application or, for existing licensees, by October 1

of each business tax receipt year, a notice requirements of minimum applicable standards form with the development and neighborhood services department acknowledging receipt of housing and development standards contained in Section 28.82, the Standard Housing Code, as adopted by Code of Ordinances Sections 49.01 and 49.02, and the Development Standards, Divisions 8, 12, 13, 14, 15, 18, contained in Community Development Code, Article 3.

(Ord. No. 6932-02, § 1, 4-4-02; Ord. No. 7725-07, § 1, 2-15-07)

Section 3-2305. Inspections; noncompliance inspection fee.

Complaint-driven or inspector-initiated inspections of properties subject to this division shall be conducted by the city to ensure that such properties are in compliance with the provisions of the Standard Housing Code and the city's development standards; provided, however, this provision shall not be interpreted as authorizing the city to conduct inspections of properties without the consent of the owner or occupant or without a warrant.

If the inspection of a property reveals violations of three or more of the provisions of Section 28.82, the Standard Housing Code, or the city's development standards contained within Division 8, 12, 13, 14, 15, and/or 18, or a combination thereof, this may trigger a code inspector's request with the consent of the owner/occupant or designee, for an inspection of the interior of the property and/or a random sampling of the properties involved which may include multiple units.

For inspections involving multiple units at one location and upon consent of owner or designee or issuance of inspection warrant, a random sampling of the properties will be inspected as follows:

- One—four units, all units
- Five—ten units, 50 percent of units
- 11—29 units, 20 percent of units
- 30—49 units, 15 percent of units
- 50 or greater, if one location, five percent of the units with a maximum of 20 units

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) [WM](#)

19-29-16-70272-300-1800

Compact Property Record Card

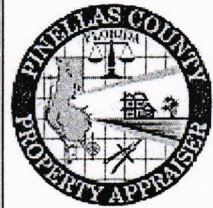
[Tax Estimator](#)

**Updated January 31,
2019**

[Email](#) [Print](#) [Radius Search](#)

[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
BANK OF NEW YORK MELLON TRE C/O ROBERTSON ANSCHUTZ & SCHNEID PL 6409 CONGRESS AVE STE 100 BOCA RATON FL 33487-2853	2355 NURSERY RD CLEARWATER



[Property Use:](#) 0110 (Single Family Home)

Total Living: Total Gross Total Living
SF: 4,425 SF: 6,305 Units:1

[click here to hide] **Legal Description**

PINELLAS GROVES SW 1/4, SEC 19-29-16 PART OF LOT 18 DESC FROM NE COR OF SE 1/4 OF SW 1/4 OF SD SEC TH N89D09'04"W 441.62FT TH S00D37'58"W 30FT TO S R/W LINE OF NURSERY RD FOR POB TH S00D37'58"W 301.84FT TH N89D09'04"W 165FT TH N00D37'58"E 301.84FT TH S89D09'04"E 165FT TO POB CONT 1.14AC(C)

Tax Estimator File for Homestead Exemption	2019 Parcel Use	
Exemption	2019	2020
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No
Homestead Use Percentage: 0.00%		
Non-Homestead Use Percentage: 100.00%		
Classified Agricultural: 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
20316/1477	\$670,200 Sales Query	121030254122	B	Compare Preliminary to Current FEMA Maps	1/55

2018 Interim Value Information

Year

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Bank of New York Mellon TRF
C/O Robertson Anschutz | schneid AL
6409 Congress Ave STE 100
Boca Raton, FL 33487

REF: 2355 Nursery Rd



9590 9402 2640 6336 7216 68

2. Article Number (Transfer from service label)

7018 0680 0002 2858 8791

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Registered Mail

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) \$

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$

☐ Adult Signature Restricted Delivery \$

Postage

\$

Total Postage and Fees

\$

Sent To

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

Postmark
Here

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions