# NOTICE OF HEARING MUNICIPAL CODE ENFORCEMENT BOARD CITY OF CLEARWATER, FLORIDA Case 155-25

Certified Mail October 10, 2025

Owner: Engina Zecevic

2528 Colony Reed Ln. Clearwater, FL 33763-2155

Violation Address:

2002 Brigadoon Dr., Clearwater

08-29-16-11404-020-0020

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, November 19, 2025**, 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) **3-808, 3-808.A.4, 3-808.A.2, 3-808.A.6, & 3-1502.B** 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 727-444-7155. 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 MU**W**CIPAL 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

### **AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING**

City Case Number: CDC2025-00711

NAME OF VIOLATOR: MAILING ADDRESS:

**ENGINA ZECEVIC** 

2528 COLONY REED LN

CLEARWATER, FL, 33763-2155

**VIOLATION ADDRESS: 2002 BRIGADOON DR** 

LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout,

attached, for legal description

PARCEL #: 08-29-16-11404-020-0020

DATE OF INSPECTION: 10/3/2025 10:24:00 AM

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

3-808 - \*\*FENCES AND WALLS\*\* All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.4. - \*\*FENCE STRINGERS SHALL BE SECURELY FASTENED\*\* Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - \*\*ROTTEN BOARDS\*\* Rotten boards in a fence shall be replaced.

3-808.A.6. - \*\*FENCES SHALL BE MAINTAINED FOR UNIFORM APPEARANCE\*\* All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance.

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of \_\_\_\_\_ physical presence or \_\_\_\_ online
notarization on this 3rd day of October, 2025, by Jarrid Daniels.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Type of Identification

(Notary Signature)

Notary Public-State of Fiorida
Commission # HH 706563
My Commission Expires
August 04, 2029

Name of Notary (typed, printed, stamped)

FILED THIS 316 DAY OF \_\_\_\_\_\_ OCTOBER

Jarrid Daniels

ZACHARY J SMITH
Notary Public-State of Fiorida
Commission # HH 706563
My Commission Expires
August 04, 2029

MCEB CASE NO.

vit Reg4Hearing

## AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: CDC2025-00709

Affidavit Reg4Hearing

NAME OF VIOLATOR:

**ENGINA ZECEVIC** 

MAILING ADDRESS:

2528 COLONY REED LN

CLEARWATER, FL, 33763-2155

**VIOLATION ADDRESS: 2002 BRIGADOON DR** 

LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout,

attached, for legal description

PARCEL #: 08-29-16-11404-020-0020

DATE OF INSPECTION: 10/3/2025 10:15:00 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.

	fand Dane Sec.
STATE OF FLORIDA COUNTY OF PINELLAS	Jarrid Daniels
SWORN AND SUBSCRIBED before me by m notarization on this 3rd day of October, 2025,	eans of physical presence or online by Jarrid Daniels.
PERSONALLY KNOWN TO ME	
PRODUCED AS IDENTIFICATION _	
Solh	Type of Identification
(Notary Signature)	ZACHARY J SMITH Notary Public-State of Florida Commission # HH 706563
Zechary J. Smith	My Commission Expires August 04, 2029
Name of Notary (typed, printed, stamped) FILED THIS 30 DAY OF	ber , 20 <u>25</u>
	MCER CASE NO ITEL AE

Section 3-808. - Maintenance of fences and walls.

- A. All fences and walls constructed pursuant to this division shall be maintained in a structurally sound and aesthetically attractive manner. Specifically:
  - A fence or wall shall be maintained in a vertical position, and shall not be allowed to sag or lean at more than ten degrees from vertical, unless the fence or wall is specifically designed and permitted to be maintained at such an angle.
  - 2. Rotten boards in a fence shall be replaced.
  - 3. Each support post or footer shall be solidly attached to the ground.
  - 4. Each fence stringer shall be securely fastened to the support posts and face of the fence.
  - 5. Each fence shall be securely fastened to the support post and fence stringers.
  - 6. All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance; however, this section is not intended to prohibit the maintenance of fences in which a deteriorated section of the fence is replace with new material which will take some time to "age" or "weather" to replicate the appearance of the original fence.
- B. Fence boards may be replaced on any nonconforming fence provided the posts are not replaced. (Ord. No. 6526-00, § 1, 6-15-00)

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



## 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**

ENGINA ZECEVIC 2528 COLONY REED LN CLEARWATER, FL 33763-2155

CDC2025-00711

ADDRESS OR LOCATION OF VIOLATION: 2002 BRIGADOON DR

LEGAL DESCRIPTION: BRIGADOON OF CLEARWATER BLK 20, LOT 2

DATE OF INSPECTION: 4/10/2025 PARCEL: 08-29-16-11404-020-0020

Section of City Code Violated:

3-808 - \*\*FENCES AND WALLS\*\* All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.4. - \*\*FENCE STRINGERS SHALL BE SECURELY FASTENED\*\* Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - \*\*ROTTEN BOARDS\*\* Rotten boards in a fence shall be replaced.

3-808.A.6. - \*\*FENCES SHALL BE MAINTAINED FOR UNIFORM APPEARANCE\*\* All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance.

Specifically: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Currently the fence at the rear of your unit has several missing boards, a rotting stringer and only part of the fence has been painted. Fencing needs to be repaired to code, and maintained on a regular basis thereafter. NOTE: Fencing can also be removed to achieve compliance. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/21/2025. 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.

Jarrid Daniels 727-444-8835 Code Inspector

Date Printed: 4/17/2025

jarrid.daniels@myclearwater.com



## 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**

ENGINA ZECEVIC 2528 COLONY REED LN CLEARWATER, FL 33763-2155

CDC2025-00709

ADDRESS OR LOCATION OF VIOLATION: 2002 BRIGADOON DR
LEGAL DESCRIPTION: BRIGADOON OF CLEARWATER BLK 20, LOT 2

DATE OF INSPECTION: 4/10/2025 PARCEL: 08-29-16-11404-020-0020

#### 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: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Currently there is some mildew/algae growing on the front walls & porch of your unit. To avoid further action and/or fines, please address any visible mildew and/or dirt, peeling or failing paint and/or damaged exterior surfaces by the compliance date, and maintain the property on a regular basis. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/21/2025. 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.

Jarrid Daniels 727-444-8835 Code Inspector

Date Printed: 4/17/2025

iarrid.daniels@myclearwater.com

## AFFIDAVIT OF POSTING

City Case Number: CDC2025-00709

RECEIVED

MAY 2 9 2025

Site of Violation: 2002 BRIGADOON DR

Jarrid Daniels, being first duly swom, deposes and says: 1.

arrid Daniels

Name of Notary (typed, printed, stamped)

2. That I am a Code Inspector employed by the City of Clearwater.

Code inspector

That on the 29th day of May, 2025, a copy of the attached Notice of Violation was posted at City 3. of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 2002 BRIGADOON DR, Clearwater, Florida,

727-444-8835 jarrid.daniels@myclearwater.com CITY CLERK DEPARTMENT STATE OF FLORIDA **COUNTY OF PINELLAS** SWORN AND SUBSCRIBED before me by means of physical presence or \_\_\_\_\_ online notarization on this 29th day of May, 2025, by Jarrid Daniels. RSONALLY KNOWN TO ME Type of Identification (Notary Signature)

**ALLIE STEWART** MY COMMISSION # HH 294208 EXPIRES: November 26, 2026

## **AFFIDAVIT OF POSTING**

City Case Number: CDC2025-00711

RECEIVED

MAY 2 9 2025

Site of Violation: 2002 BRIGADOON DR

1. Jarrid Daniels, being first duly sworn, deposes and says:

Darrid Daniels

2. That I am a Code Inspector employed by the City of Clearwater.

Code inspector

3. That on the 29th day of May, 2025, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 2002 BRIGADOON DR, Clearwater, Florida.

V 727-444-8835	mita e
jarrid.daniels@myclearwater.com	CITY CLERK DEPAREMENT
STATE OF FLORIDA COUNTY OF PINELLAS	
SWORN AND SUBSCRIBED before me by means of physic notarization on this 29th day of May, 2025, by Jarrid Daniels.	cal presence oronline
PERSONALLY KNOWN TO ME	
PRODUCED AS IDENTIFICATION  Type of Identification	
Allie Stewart	•
Name of Notary (typed, printed, stamped)	

ALLIE STEWART
MY COMMISSION # HH 294206

ExhibitA

Parcel Map

Parcel Summary (as of 03-Oct-2025)

Parcel Number

08-29-16-11404-020-0020

Owner Name ZECEVIC, ENGINA

Property Use 0133 Planned Unit Development

Site Address 2002 BRIGADOON DR CLEARWATER, FL 33759

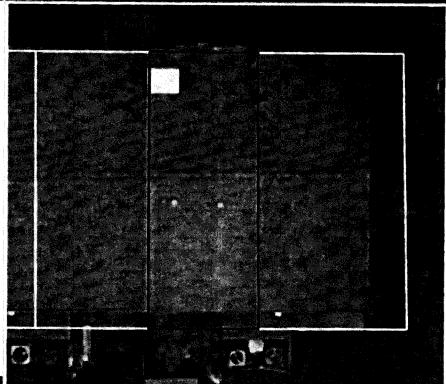
Mailing Address 2528 COLONY REED LN CLEARWATER, FL 33763-2155

Legal Description
BRIGADOON OF CLEARWATER BLK 20, LOT 2

Current Tax District CLEARWATER (CW)

Year Built 1985

Living SF	Gross SF	Living Units	Buildings
1,088	1,088	1	1



			Exemptions	
Year !	Homestead	a Use %	Status	
2027	No	0%		
2026	a la	0%	한번 - 사용장 배출하는 사고학교는 이 얼굴 (생물통하는 생각하는 하는 사용 작물통하는 이 사용 사용물론하는 하는 것)	
2025	No	0%		

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

	Miscellaneous Parcel Info							
Last Reco	rded Sales		Evacuation		Elevation		A MARKET MARKET AND A STATE OF	
Deed	Comparison	Census Tract	Zone	Flood Zone	Certificate	Zoning	Plat Bk/Pg	
18133/2	444 \$230,251	268.18	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	91/35	

2025 Final Values						
Year Just/Market Value Assessed Value/SOH Cap County Taxable Value School Taxable Value Municipal Taxable Value						
2025	\$195,713	\$128,938	\$128,938	\$195,713	\$128,938	

Value History (yellow indicates corrected value)						
Year	Homestead Exemption	Just/Market Value	Assessed Value/SOH	County Taxable Value	School Taxable Value	Municipal Taxable
2024	N	\$184,092	\$117,216	\$117,216	\$184,092	\$117,216
2023	N	\$173,986	\$106,560	\$106,560	\$173,986	\$106,560
2022	N	\$141,479	<b>\$</b> 96,873	\$96,873	\$141,479	\$96,873
2021	N	\$111,591	\$88,066	\$88,066	\$111,591	\$88,066
2020	N	\$104,234	\$80,060	\$80,060	\$104,234	\$80,060