

**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 MUNICIPAL CODE ENFORCEMENT BOARD

The Municipal Code Enforcement Board was created pursuant to General Act 80-300, General Laws of Florida, 1979, and Ordinance 2169-80 of the City of Clearwater.

The City of Clearwater strongly supports and fully complies with the Americans with Disabilities Act (ADA). Please advise us at least 48 hours prior to the hearing if you require special accommodations at 727-562-4090. Assisted Listening Devices are available. **Kindly refrain from private conversations, cellular phone use, etc. that distract meeting participants.**

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

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: CDC2025-00711

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 10:24:00 AM

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

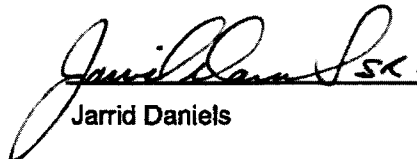
3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

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

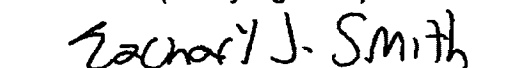

Jarriid Daniels

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 3rd day of October, 2025, by Jarriid Daniels.

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Type of Identification


(Notary Signature)

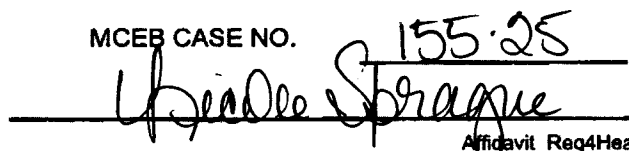




Name of Notary (typed, printed, stamped)

FILED THIS 3rd DAY OF October, 2025

MCEB CASE NO.


155-25

Affidavit_Req4Hearing

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: CDC2025-00709

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.


Jarrod Daniels

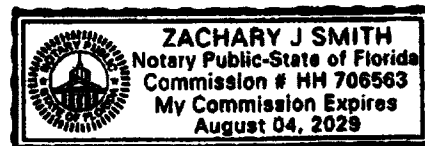
STATE OF FLORIDA
COUNTY OF PINELLAS

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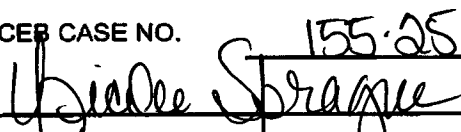
Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 3rd DAY OF October, 2025

MCES CASE NO.


155-25

Affidavit_Req4Hearing

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:**
- 1. 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 replaced 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.

Jarrod Daniels

Code Inspector

727-444-8835

jarrod.daniels@myclearwater.com

Date Printed: 4/17/2025

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

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.

Jarrod Daniels

Code Inspector

727-444-8835

jarrod.daniels@myclearwater.com

Date Printed: 4/17/2025

NOV_PropOwn

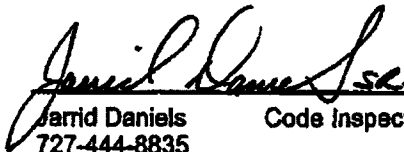
MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2025-00709

Site of Violation: 2002 BRIGADOON DR

1. Jarrod Daniels, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
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.


Jarrod Daniels Code Inspector
727-444-8835
jarrod.daniels@myclearwater.com

RECEIVED

MAY 29 2025

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 Jarrod Daniels.

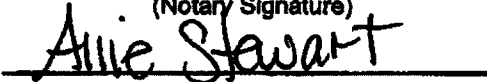
☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION



Type of Identification

(Notary Signature)



Name of Notary (typed, printed, stamped)



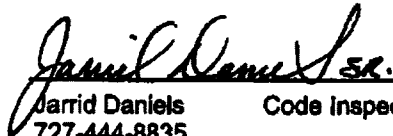
MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2025-00711

Site of Violation: 2002 BRIGADOON DR

1. Jarriid Daniels, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
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.


Jarriid Daniels Code Inspector
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MAY 29 2025

CITY CLERK DEPARTMENT

STATE OF FLORIDA
COUNTY OF PINELLAS

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Type of Identification

(Notary Signature)



Name of Notary (typed, printed, stamped)





Parcel Summary (as of 03-Oct-2025)

Parcel Map

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

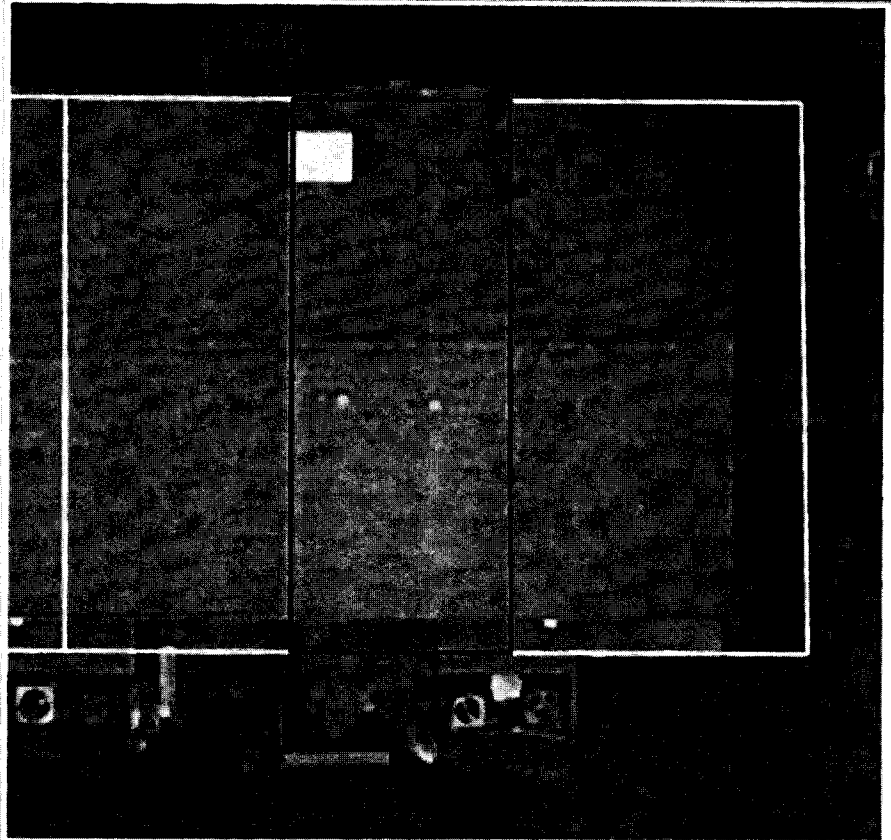
Current Tax District

CLEARWATER (CW)

Year Built

1985

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



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
18133/2444	\$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 Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
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	\$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