NOTICE OF HEARING MUNICIPAL CODE ENFORCEMENT BOARD CITY OF CLEARWATER, FLORIDA Case 132-25

<u>Certified Mail</u> September 12, 2025

Owner: Columbia Clearwater LLC 125 High St FL 27 FL Boston, MA 02110-2704

Violation Address: 2010, 2011, 2012, 2016, 2017, 2018, 2020, 2028, 2040, & 2048 Glass Loop, Clearwater

05-29-16-01833-000-0020

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday**, **October 22**, **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) **4-203.A.1 & Article IV - 47.083(2)** 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

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-01017

NAME OF VIOLATOR:

COLUMBIA CLEARWATER LLC

MAILING ADDRESS:

125 HIGH ST FL 27 FL BOSTON, MA 02110

VIOLATION ADDRESS: 2010 GLASS LOOP, BLDG#7

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

PARCEL #: 05-29-16-01833-000-0020

Commission # HH 613522 My Comm. Expires Nov 17, 2028 Bonded through National Notary Assn.

DATE OF INSPECTION: 7/29/2025 8:08:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

00

	_ Chr
STATE OF FLORIDA COUNTY OF PINELLAS	Catherine Reese
SWORN AND SUBSCRIBED before me by motarization on this 21st day of August, 2025,	physical presence or online by Catherine Reese.
PERSONALLY KNOWN TO ME	
PRODUCED AS IDENTIFICATION	Type of Identification
(Notary Signature) (Oc.) (Notary Signature)	
Name of Notary (typed, printed, stamped) FILED THIS 21 DAY OF	J .20 25
	MCEB CASE NO. 132.25
NOAH MAYBERRY Notary Public - State of Florida	Secretary, Municipal Code Enforcement Board



Planning & Development Department
Post Office Box 4748, Clearwater, Florida 33758-4748

Municipal Services Building, 100 South Myrtle Avenue, Clearwater, Florida 33756

Telephone (727) 562-4567 Fax (727) 562-4576

NOTICE OF VIOLATION

SWO2025-01017

COLUMBIA CLEARWATER LLC 125 HIGH ST FL 27 FL BOSTON, MA 02110

ADDRESS OR LOCATION OF VIOLATION: 2010 GLASS LOOP, BLDG#7

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/17/2025 PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a

Article IV - 47.083(2) - Work commencing before permit issuance.

building or structure without first obtaining a building permit.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The City does not have a permit for the replacement of the siding on Bldg #7

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/9/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese Code Inspector

DATE MAILED: 6/17/2025 INSPECTOR: Catherine Reese INSPECTOR TELEPHONE: 727-224-7143

CC: 9589071052702276532817

Print Date: 6/17/2025

Page: 1 of 1 CLWNovSWO

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-02008

NAME OF VIOLATOR:

COLUMBIA CLEARWATER LLC

MAILING ADDRESS:

125 HIGH ST FL 27 FL **BOSTON, MA 02110**

VIOLATION ADDRESS: 2011 GLASS LOOP, BLDG# 9

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

PARCEL #: 05-29-16-01833-000-0020

Commission # HH 613522 My Comm. Expires Nov 17, 2028 Bonded through National Notary Assn.

DATE OF INSPECTION: 8/12/2025 8:28:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Catherine Reese STATE OF FLORIDA **COUNTY OF PINELLAS** SWORN AND SUBSCRIBED before me by means of , physical presence or ____ online notarization on this 21st day of August, 2025, by Catherine Reese. PERSONALLY KNOWN TO ME PRODUCED AS IDENTIFICATION Type of Identification (Notary Signatura) ayberry Name of Notary (typed, printed, stamped) MCEB CASE NO. NOAH MAYBERRY Notary Public - State of Flurida

Secretary! Municipal Code Enforcement Board



PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567 FAX (727) 562-1576

NOTICE OF VIOLATION

SWO2025-02008

COLUMBIA CLEARWATER LLC 125 HIGH ST FL 27 FL BOSTON, MA 02110

ADDRESS OR LOCATION OF VIOLATION: 2011 GLASS LOOP, BLDG# 9

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/11/2025

PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The city does not have any permit for the replacement of the siding on Bldg #9

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/2/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese
Code Inspector

DATE MAILED: 6/11/2025 INSPECTOR: Catherine Reese

INSPECTOR TELEPHONE: 727-224-7143

CC: 9589071052702276532657

Print Date: 6/11/2025

Page: 1 of 1 CLWNovSWO

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-01018

NAME	OF	VIOLATOR:
		ABBBERG.

COLUMBIA CLEARWATER LLC

MAILING ADDRESS:

125 HIGH ST FL 27 FL BOSTON, MA 02110

VIOLATION ADDRESS: 2012 GLASS LOOP, BLDG# 5

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

PARCEL #: 05-29-16-01833-000-0020

DATE OF INSPECTION: 7/29/2025 8:09:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

DB.

Catherine Reese
STATE OF FLORIDA COUNTY OF PINELLAS
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 21st day of August, 2025, by Catherine Reese.
PERSONALLY KNOWN TO ME
PRODUCED AS IDENTIFICATION
Type of Identification
(Notary Signature)
ALAW ISIDEO
Name of Notary (typed, printed, stamped) FILED THIS
MCEB CASE NO. 32-25
ALAN ISIDRO Notary Public-State of Florida Commission # HH 486023
My Commission Expires Secretary, Municipal Code Enforcement Board January 28, 2028



PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-01018

COLUMBIA CLEARWATER LLC 125 HIGH ST FL 27 FL BOSTON, MA 02110

ADDRESS OR LOCATION OF VIOLATION: 2012 GLASS LOOP, BLDG# 5

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/17/2025 PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The City does not have a permit for the replacement of the siding on Bldg #5

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/9/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese Code Inspector

DATE MAILED: 6/17/2025 INSPECTOR: Catherine Reese INSPECTOR TELEPHONE: 727-224-7143 CC: 9589071052702276532824

Print Date: 6/17/2025 Page: 1 of 1 CLWNovSWO

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-01014

NAME OF VIOLATOR: MAILING ADDRESS:	COLUMBIA CLEARWATER LLC 125 HIGH ST FL 27 FL BOSTON, MA 02110
VIOLATION ADDRESS: 20	016 GLASS LOOP BLDG 2
LEGAL DESCRIPTION OF attached, for legal descript	PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout,
PARCEL #: 05-29-16-0183	3-000-0020

DATE OF INSPECTION: 8/19/2025 8:00:00 AM

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

Article IV - 47.083(2) - Work commencing before permit issuance.

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

	Ch
•	Catherine Reese
STATE OF FLORIDA COUNTY OF PINELLAS	
SWORN AND SUBSCRIBED before me by meanotarization on this 21st day of August, 2025, by	ans of physical presence or online y Catherine Reese.
PERSONALLY KNOWN TO ME	
PRODUCED AS IDENTIFICATION	
Who Ty	pe of Identification
(Notary Signature)	
Noah Mayberry	
Name of Notary (typed, printed, stamped) FILED THIS 215 DAY OF 459057	, 2025
	мсев саре NO

NOAH MAYBERRY
Notary Public - State of Florida
Commission # HH 613522
My Comm. Expires Nov 17, 2028
Bonded through National Notary Assn.

Affidavit_Req4Hearing

Secretary, Municipal Code Enforcement Board



Post Office Box 4748, Clearwater, Florida 33758-4748

Municipal Services Building, 100 South Myrtle Avenue, Clearwater, Florida 33756

Telephone (727) 562-4567

Fax (727) 562-4576

NOTICE OF VIOLATION

SWO2025-01014

AVENTON CLEARWATER OWNER LLC 5420 WADE PARK AVE STE 320 RALEIGH, FL 27607-4188

ADDRESS OR LOCATION OF VIOLATION: 2016 GLASS LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION:

PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The City does not have a permit for the replacement of siding on bldg #6

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 1/28/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Jon Nardin

Building Construction Technician

DATE MAILED: 1/29/2025 INSPECTOR: Jon Nardin

INSPECTOR TELEPHONE: 727-444-8731 CC: 9589 0710 5270 2176 4616 82

Print Date: 1/29/2025 Page: 1 of 1 CLWNovSWO

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-02007

VIOLATION ADDRESS: 2017 GLASS LOOP, BLDG# 10 LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printo	
1 FGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printo	
attached, for legal description	out,
PARCEL #: 05-29-16-01833-000-0020	
DATE OF INSPECTION: 7/2/2025 8:04:00 AM	
SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE SECTION VIOLATED	
4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit. Article IV - 47.083(2) - Work commencing before permit issuance. Catherine Reese	nc
STATE OF FLORIDA COUNTY OF PINELLAS	
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 21st day of August, 2025, by Catherine Reese.	
PERSONALLY KNOWN TO ME	
PRODUCED AS IDENTIFICATION	•
Type of Identification	
(Notary Signature) Zachary J SMiTh Zachary J SMiTh Zachary J SMiTh Notary Public-State of Florida Regulation # HH 706663 My Commission Expires August 04, 2029	
Name of Notary (typed, printed_stamped) FILED THIS 1910 DAY OF, 2025	

Secretary, Municipal Code Enforcement Board



PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-02007

COLUMBIA CLEARWATER LLC 125 HIGH ST FL 27 FL BOSTON, MA 02110-2704

ADDRESS OR LOCATION OF VIOLATION: 2017 GLASS LOOP, BLDG# 10

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/11/2025 PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The city does not have any permit for the replacement of the siding on Bldg #10. A permit must be obtained to resolve the stop work order.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/2/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese Code Inspector

DATE MAILED: 6/11/2025 INSPECTOR: Catherine Reese INSPECTOR TELEPHONE: 727-224-7143

CC: 958907105270227640

Print Date: 6/11/2025 Page: 1 of 1 CLWNovSWO

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-02009

NAME OF VIOLATOR:

COLUMBIA CLEARWATER LLC

MAILING ADDRESS:

125 HIGH ST FL 27 FL BOSTON, MA 02110

VIOLATION ADDRESS: 2018 GLASS LOOP, BLDG# 8

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

attaction, for logal accomplicati

PARCEL #: 05-29-16-01833-000-0020

Notary Public - State of Florida
Commission # HH 613522
My Comm. Expires Nov 17, 2028
Bonded through National Notary Assn.

DATE OF INSPECTION: 8/12/2025 8:31:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

STATE OF FLORIDA COUNTY OF PINELLAS SWORN AND SUBSCRIBED before me by a notarization on this 21st day of August, 2025	catherine Reese means of physical presence or online b, by Catherine Reese.
PERSONALLY KNOWN TO ME PRODUCED AS IDENTIFICATION	Type of Identification
(Notary Signature) Noah A Mayber	•
Name of Notary (typed, printed, stamped) FILED THIS 21 DAY OF	MCEBICASE NO. 2132:25
NOAH MAYBERRY	Sacrolary Applicant Sand Sand



PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567 FAX (727) 562-1576

NOTICE OF VIOLATION

SWO2025-02009

COLUMBIA CLEARWATER LLC 125 HIGH ST FL 27 FL BOSTON, MA 02110

ADDRESS OR LOCATION OF VIOLATION: 2018 GLASS LOOP, BLDG# 8

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/11/2025 PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47,083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The city does not have any permit for the replacement of the siding on Bldg #8

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/2/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese Code Inspector

DATE MAILED: 6/11/2025 INSPECTOR: Catherine Reese INSPECTOR TELEPHONE: 727-224-7143

CC: 9589071052702276532664

Print Date: 6/11/2025 Page: 1 of 1 CLWNovSWO

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-01020

NAME OF VIOLATOR:

COLUMBIA CLEARWATER LLC

MAILING ADDRESS:

125 HIGH ST FL 27 FL BOSTON, MA 02110

VIOLATION ADDRESS: 2020 GLASS LN, BLDG# 4

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

PARCEL #: 05-29-16-01833-000-0020

DATE OF INSPECTION: 7/29/2025 8:10:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

-Ch-
STATE OF FLORIDA COUNTY OF PINELLAS
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 21st day of August, 2025, by Catherine Reese.
PERSONALLY KNOWN TO ME
PRODUCED AS IDENTIFICATION
Type of Identification
(Notary Signature)
ALAN ISIDEO
Name of Notary (typed, printed, stamped) FILED THIS
ALAN ISIDRO MCEB CASE NO. 132.25
Notary Public-State of Florida Commission # HH 486023 My Commission Expires January 28, 2028 Secretary, Municipal Code Emprement Board



Planning & Development Department
Post Office Box 4748, Clearwater, Florida 33758-4748
Municipal Services Building, 100 South Myrtle Avenue, Clearwater, Florida 33756
Telephone (727) 562-4567 Fax (727) 562-4576

NOTICE OF VIOLATION

SWO2025-01020

COLUMBIA CLEARWATER LLC 125 HIGH ST FL 27 FL BOSTON, MA 02110

ADDRESS OR LOCATION OF VIOLATION: 2020 GLASS LN, BLDG# 4

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/17/2025

PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The city does not have a permit for the replacement of the siding on Bldg#4

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/9/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese Code Inspector

DATE MAILED: 6/17/2025 INSPECTOR: Catherine Reese

INSPECTOR TELEPHONE: 727-224-7143

CC: 9589071052702276532831

Print Date: 6/17/2025 Page: 1 of 1

CLWNovSWO

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-01021

NAME OF VIOLATOR:

COLUMBIA CLEARWATER LLC

MAILING ADDRESS:

125 HIGH ST FL 27 FL BOSTON, MA 02110.

VIOLATION ADDRESS: 2028 GLASS LOOP, BLDG# 3

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

PARCEL #: 05-29-16-01833-000-0020

Bonded through National Notary Assn.

DATE OF INSPECTION: 7/29/2025 8:10:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

STATE OF FLORIDA Catherine Reese
COUNTY OF PINELLAS
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 21st day of August, 2025, by Catherine Reese.
PERSONALLY KNOWN TO ME
PRODUCED AS IDENTIFICATION
Type of Identification
(Notary Signature)
Noch Mayberry
Name of Notary (typed, printed, stamped)
Name of Notary (typed, printed, stamped) FILED THIS DAY OF 150 J. 2025
MCE# CASE NO. (39.95
NOAH MAYBERRY JULIO STARVIC
Notary Public - State of Florida Commission # HH 613522 My Comm. Expires Nov 17, 2028 Secretary, Municipal Code Enforcement Board



POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-01021

COLUMBIA CLEARWATER LLC 125 HIGH ST FL 27 FL BOSTON, MA 02110.

ADDRESS OR LOCATION OF VIOLATION: 2028 GLASS LN, BLDG# 3

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/17/2025

PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The city does not have any permit for the replacement of the siding on Bldg #4

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/9/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese Code Inspector

DATE MAILED: 6/17/2025 INSPECTOR: Catherine Reese

INSPECTOR TELEPHONE: 727-224-7143

CC: 9589071052702276532848

Print Date: 6/17/2025 Page: 1 of 1 CLWNovSWO

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-02002

NAME OF VIOLATOR:

COLUMBIA CLEARWATER LLC

MAILING ADDRESS:

125 HIGH ST FL 27 FL BOSTON, MA 02110

VIOLATION ADDRESS: 2040 GLASS LOOP, BLDG# 2

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

attached, for legal description

PARCEL #: 05-29-16-01833-000-0020

DATE OF INSPECTION: 7/29/2025 8:11:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

	/h
Catheri	ne Reese
STATE OF FLORIDA COUNTY OF PINELLAS	
	V
SWORN AND SUBSCRIBED before me by means of notarization on this 21st day of August, 2025, by Cathe	X physical presence or online fine Reese.
PERSONALLY KNOWN TO ME	
PRODUCED AS IDENTIFICATION	
Type of Id	entification
(Notary Signature)	
ALAN ISIDEO	
Name of Notary (typed, printed, stamped) FILED THIS 21 DAY OF	. 20.25
N	ICER CASE NO 0 122:25



POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

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

TELEPHONE (727) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-02002

COLUMBIA CLEARWATER LLC 125 HIGH ST FL 27 FL BOSTON, MA 02110

ADDRESS OR LOCATION OF VIOLATION: 2040 GLASS LOOP, BLDG# 2

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/16/2025

PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The City does not have a permit for the replacement of the siding on Bldg #2

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO . 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese

Code inspector

DATE MAILED: 6/17/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727.

INSPECTOR TELEPHONE: 727-224-7143

CC: 9589071052702276532800

Print Date: 6/17/2025 Page: 1 of 1 CLWNovSWO

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-02004

NAME OF VIOLATOR:

COLUMBIA CLEARWATER LLC

MAILING ADDRESS:

125 HIGH ST FL 27 FL BOSTON, MA 02110

VIOLATION ADDRESS: 2048 GLASS LOOP, BLDG# 1

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

PARCEL #: 05-29-16-01833-000-0020

DATE OF INSPECTION: 7/29/2025 8:11:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

 Ω

Chi S
STATE OF FLORIDA COUNTY OF PINELLAS
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 21st day of August, 2025, by Catherine Reese.
PERSONALLY KNOWN TO ME
PRODUCED AS IDENTIFICATION
Type of Identification
(Netary Signature)
ALAW ISIDEO
Name of Notary (typed, printed, stamped)
FILED THIS 21 DAY OF, 20_25
MCEB CASE NO. (139.35
ALAN ISIDRO DE MARKE
Notary Public-State of Floridal Secretary, Municipal Code Enforcement Board Secretary, Municipal Code Enforcement Board My Commission Expires January 28, 2028



PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-02004

COLUMBIA CLEARWATER LLC 125 HIGH ST FL 27 FL BOSTON, MA 02110

ADDRESS OR LOCATION OF VIOLATION: 2048 GLASS LOOP, BLDG# 1

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/17/2025 PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The city does not have any permit for the replacement of the siding on Bldg #1

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/9/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese Code Inspector

DATE MAILED: 6/17/2025 INSPECTOR: Catherine Reese

INSPECTOR TELEPHONE: 727-224-7143

CC: 9589071052702276532855

Print Date: 6/17/2025 Page: 1 of 1 CLWNovSWO

Section 4-203. Building permit.

A. Permit required.

- 1. No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.
- 2. No seawall, bulkhead, groin, marine improvement, bridge or other similar marine structure shall be built within the city until the building official has issued a building permit for such work.
- 3. A building permit shall authorize only the use, arrangement and/or construction described in Level One and Two approvals and no other use, arrangement or construction.
- 4. Complete engineering and architectural plans for each component of a development project shall be required to be submitted prior to the issuance of a building permit. For any phased project, such plans shall be required for each phase of the development.
- B. Procedure: All applications for building permits shall be submitted in a form required by this Development Code and the building official. Upon receipt of an application, including a declaration of unity of title, in accordance with Article 4 Division 16, the building official shall forward a copy to the community development coordinator in order to determine whether the application conforms to an approved Level One or Level Two approval. Upon receipt of the determination of the community development coordinator, the building official shall determine whether the application conforms to all applicable requirements contained in the building code. If the building official determines that the application does conform, the building permit shall be issued. If the building official determines that the application does not conform, he shall identify the application's deficiencies and deny the application.
- C. Appeal: A denial of a building permit may be appealed in the manner provided in Article 4 Division 5. (Ord. No. 6526-00, § 1, 6-15-00)

Parcel Summary (as of 21-Aug-2025)

Parcel Number

05-29-16-01833-000-0020

Owner Name COLUMBIA CLEARWATER LLC

Property Use 0310 Apartments (50 units or more)

Site Address 2031 GLASS LOOP CLEARWATER, FL 33763

Mailing Address 125 HIGH ST FL 27 FL BOSTON, MA 02110-2704

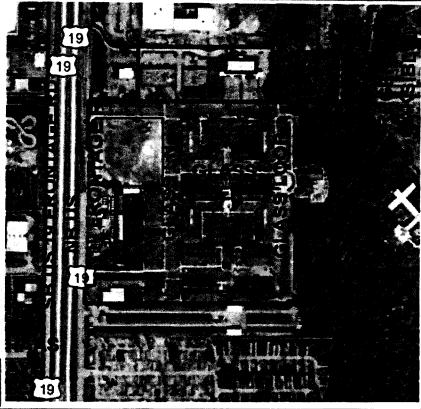
Legal Description
AVENTON CLEARWATER LOT 2

Current Tax District CLEARWATER (CW)

Year Built 2023 | 2023 | 2024

Heated SF Gross SF Living Units Buildings 419,956 513,938 396 3

Parcel Map



		Exemptions	
Year I	lomestead	Use % Status	Property Exemptions & Classifications
2026	No	0%	No Property Exemptions or Classifications
2025	No	0%	found. Please note that Ownership
2024	No	0%	Exemptions (Homestead, Senior, Widow/Widower, Veterans, First
			Responder, etc will not display here).

					Respond	der, etc will not	display here).
			Miscellaneo	us Parcel Info			
Last Recorded Deed	Sales Comparison	Census Tract	Evacuation 2	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22974/2026	Find Comps	<u>268.13</u>	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	145/40
			2025 Prelin	ninary Values			
f ear Just/Ma	irket Value . As	sessed Value/SOH (Cap County	Taxable Value	School Taxable Vi	alus Municipa	i Taxable Value
.025 \$105,	000,000	\$105,000,000	\$10	5,000,000	\$105,000,000	\$10	5,000,000
		Value H	istory (yellow i	ndicates corrected	l value)	HANGE TO STATE OF THE STATE OF	
			A TALL SO			P. J. M. L. C. Y. M.	L.,

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	\$52,500,000	\$52,500,000	\$52,500,000	\$52,500,000	\$52,500,000					
2023	N	\$13,188,982	\$13,188,982	\$13,188,982	\$13,188,982	\$13,188,982					
2022	N	\$13,188,982	\$13,188,982	\$13,188,982	\$13,188,982	\$13,188,982					