

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 114-25**

Certified Mail

September 12, 2025

**Owner: Cleveland 639 Land Trust
Investco LLC Tre
413 Cleveland St.
Clearwater, FL 33755**

**Violation Address: 639 Cleveland St., Clearwater
16-29-15-32292-00-0020**

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) **3-1502.C.1, 3-1502.C.3, & 3-1502.C.4** 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

NAME OF VIOLATOR: CLEVELAND 639 LAND TRUST
MAILING ADDRESS: INVESTCO LLC TRE
413 CLEVELAND ST
CLEARWATER, FL 33755-4004

CITY CASE#: CDC2025-01240

VIOLATION ADDRESS: 639 CLEVELAND ST
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 7/28/2025

LEGAL DESCRIPTION OF PROPERTY: GOULD & EWING'S 2ND ADD BLK 20, LOT 2 LESS E 1FT
(S) & LESS N 20FT FOR RD & LESS S 6FT FOR ALLEY & LOT 13 LESS N 6FT FOR ALLEY

PARCEL #: 16-29-15-32292-020-0020

DATE OF INSPECTION: 6/20/2025 1:18:00 PM

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

3-1502.C.1. - ****DOOR AND WINDOW OPENINGS**** All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

3-1502.C.3. - ****Windows/Maintenance**** Windows shall be maintained in an unbroken and clean state. No window shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building facade using wall materials and window detailing comparable with any upper floors and the building facade 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 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.

3-1502.C.4 - ****Windows Not Facing Right-Of-Way**** 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.

SPECIFICALLY,

Please remove all wood panels that are covering any window or door openings on the property. If the doors or windows are damaged repair or restore them to come into compliance.

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

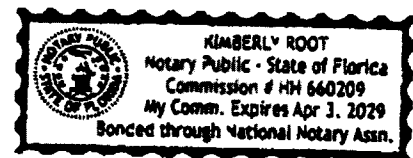


Daniel Kasman

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online
notarization on this 3rd day of September, 2025, by Daniel Kasman.

STATE OF FLORIDA
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION



Kimberly Root

Type of Identification

(Notary Signature)

Kenneth R. R...

Name of Notary (typed, printed, stamped)

FILED THIS 14th DAY OF September, 2025

MCEB CASE NO. 114-25

Wendy 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

Courtesy Notice

CDC2025-01240

CLEVELAND 639 LAND TRUST
INVESTCO LLC TRE
413 CLEVELAND ST
CLEARWATER, FL 33755-4004

Re: 639 CLEVELAND ST

Dear Property Owner:

The City of Clearwater Planning and Development Department has done an inspection at the above address and has found the property is in violation of the following City Code:

3-1502.C.1. - ****DOOR AND WINDOW OPENINGS**** All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

3-1502.C.3. - ****Windows/Maintenance**** Windows shall be maintained in an unbroken and clean state. No window shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building facade using wall materials and window detailing comparable with any upper floors and the building facade 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 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.

3-1502.C.4 - ****Windows Not Facing Right-Of-Way**** 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.

Specifically: Please remove all wood panels that are covering any window or door openings on the property. If the doors or windows are damaged repair or restore them to come into compliance.

No further action is required on your part if the violation is corrected by July 20, 2025.

Our goal is to achieve voluntary compliance through education, communication and cooperation. We would appreciate your assistance in achieving this goal. You can obtain a copy of our Citizens' Guide to Code Enforcement by visiting www.myclearwater.com/codecompliance. If you have any questions concerning this matter, or if you need any additional information, please do not hesitate to contact me.

Daniel Kasman

Inspector: Daniel Kasman

Inspector Phone: 727-444-8715

Date Printed: 6/20/2025

CourtesyLtr2

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"



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

CLEVELAND 639 LAND TRUST
INVESTCO LLC TRE
413 CLEVELAND ST
CLEARWATER, FL 33755-4004

CDC2025-01240

ADDRESS OR LOCATION OF VIOLATION: **639 CLEVELAND ST**

LEGAL DESCRIPTION: GOULD & EWING'S 2ND ADD BLK 20, LOT 2 LESS E 1FT
(S) & LESS N 20FT FOR RD & LESS S 6FT FOR ALLEY & LOT 13 LESS N 6FT
FOR ALLEY

DATE OF INSPECTION: 6/20/2025

PARCEL: 16-29-15-32292-020-0020

Section of City Code Violated:

3-1502.C.1. - ****DOOR AND WINDOW OPENINGS**** All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

3-1502.C.3. - ****Windows/Maintenance**** Windows shall be maintained in an unbroken and clean state. No window shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building facade using wall materials and window detailing comparable with any upper floors and the building facade 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 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.

3-1502.C.4 - ****Windows Not Facing Right-Of-Way**** 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.

Specifically: Please remove all wood panels that are covering any window or door openings on the property. If the doors or windows are damaged repair or restore them to come into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 8/28/2025. 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 ADMINISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Daniel Kasman

Daniel Kasman

Code Inspector

727-444-8715

daniel.kasman@myclearwater.com

Date Printed: 7/28/2025

NOV_PropOwn

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

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.

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *J. White*

☒ Agent
☐ Addressee

B. Received by (Printed Name)

J. White

C. Date of Delivery

8-1-25

☐ Is delivery address different from item 1?
or delivery address below:

☐ Yes
☒ No

CLEVELAND 639 LAND TRUST
INVESTCO LLC TRE
413 CLEVELAND ST
CLEARWATER, FL 33755-4004

RECEIVED
AUG 05 2025
PLANNING & DEVELOPMENT
CODE COMPLIANCE



2. Article Number (Transfer from service label)

7019 2970 0001 6125 7252

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 **DK-CD-2025-01240** Domestic Return Receipt

USPS TRACKING #



9590 9402 8221 3030 5292 70



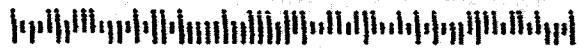
First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•

CITY OF CLEARWATER
CODE COMPLIANCE
POST OFFICE BOX 4748
CLEARWATER, FL 33758-4748

INITIALS: *Dal*





Parcel Summary (as of 03-Sep-2025)

Parcel Number

16-29-15-32292-020-0020

Owner Name

CLEVELAND 639 LAND TRUST

INVESTCO LLC TRE

Property Use

1730 General Office

Site Address

639 CLEVELAND ST

CLEARWATER, FL 33755

Mailing Address

413 CLEVELAND ST

CLEARWATER, FL 33755-4004

Legal Description

GOULD & EWING'S 2ND ADD BLK 20, LOT 2 LESS E
1FT (S) & LESS N 20FT FOR RD & LESS S 6FT FOR
ALLEY & LOT 13 LESS N 6FT FOR ALLEY

Current Tax District

CLEARWATER DOWNTOWN (CWD)

Year Built

1927

Heated SF	Gross SF	Living Units	Buildings
13,536	13,536	0	1

Parcel Map



Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	No	0%		
2025	No	0%		
2024	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).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
18255/2032	Find Comps	<u>259.02</u>	<u>NON EVAC</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	H1/52

2025 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$910,000	\$896,410	\$896,410	\$910,000	\$896,410

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	\$890,000	\$814,918	\$814,918	\$890,000	\$814,918
2023	N	\$850,000	\$740,835	\$740,835	\$850,000	\$740,835
2022	N	\$800,000	\$673,486	\$673,486	\$800,000	\$673,486
2021	N	\$750,000	\$612,260	\$612,260	\$750,000	\$612,260