MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: SCHNEITER, ANDREW J
MAILING ADDRESS: 2079 LOMA LINDA WAY N
CLEARWATER FL, 33763-4111

CITY CASE#: PNU2025-01407

VIOLATION ADDRESS: 2079 LOMA LINDA WAY
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION:

LEGAL DESCRIPTION OF PROPERTY: VALENCIA PARK UNIT 2 LOT 116

PARCEL #: 01-29-15-93628-000-1160

DATE OF INSPECTION: 12/5/2025 3:41:00 PM

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

3-1503.B.7. - **Nuisance Overgrowth** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12"") inches, or the accumulation of debris upon property within the City of Clearwater.

3-1503.B.8. - **UNMAINTAINED RIGHT-OF-WAY** The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curbline or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.

3-1503.B.10. - **MAINTENANCE OF ABUTTING RIGHTS-OF-WAY** The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.

SPECIFICALLY,

Please mow the lawn, edge the curb and sidewalk, and clear the walkway so that your greenery does not block use of the sidewalk.

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

Daniel Kasman

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online notarization on this 8th day of January, 2026, by Daniel Kasman.

STATE OF FLORIDA
COUNTY OF PINELLAS

☑ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION _____

Type of Identification

Allie Stewart
(Notary Signature)

Allie Stewart
Name of Notary (typed, printed, stamped)

ALLIE STEWART
MY COMMISSION # HH 294206
EXPIRES: November 26, 2026

FILED THIS 22nd DAY OF January, 20 26

MCEB CASE NO. 36-25

Linda 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

Lot Clearing Notice of Violation

SCHNEITER, ANDREW J
2079 LOMA LINDA WAY N
CLEARWATER, FL, 33763-4111

PNU2025-01407

ADDRESS OR LOCATION OF VIOLATION: 2079 LOMA LINDA WAY
PARCEL: 01-29-15-93628-000-1160
LEGAL DESCRIPTION: VALENCIA PARK UNIT 2 LOT 116

DATE OF INSPECTION: 12/5/2025

An inspection of this property discloses and it has been found and determined that a lot clearing violation exits on this property and/or public right-of-way abutting this property constituting a violation of:

X **Section 3-1503.B.7.** which constitutes: Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12) inches, or the accumulation of debris upon property within the City of Clearwater.

X **Section 3-1503.B.8.** which constitutes: The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curbline or edge of pavement of an improved right-of-way or private accessway or roadway by more than four (4) inches.

X **Section 3-1503.B.10.** which constitutes: The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight (8) feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.

X **Section 3-1503.B.5.a.** which constitutes: Any accumulation of weeds, debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any private property, or on any public property without authorization to the extent and manner that such property contains or is likely to contain rodents, reptiles or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

Specifically: Please mow the lawn, edge the curb and sidewalk, and clear the walkway so that your greenery does not block use of the sidewalk.

THIS VIOLATION SHALL BE CORRECTED BY 1/2/2026

You are to remedy the above described condition by the above-described correction date. If you do not remedy the condition by the above-described date then a public hearing will be held on Wednesday, 1/28/2026, at 1:30 p.m. before the Municipal Code Enforcement Board in the Council Chambers, Clearwater Main Library, 100 N Osceola Ave, Clearwater, FL 33755 concerning the above described violation. Failure to appear may result in the Board proceeding in your absence.

CITY OF CLEARWATER

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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 above are corrected prior to the Board hearing if compliance is met after the compliance date set forth above.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to allow the City to make all reasonable repairs which are required to bring the property into compliance and charge you with the reasonable cost of the repairs along with daily fines which may become a lien on all non-exempt real and personal property you own.

If you wish to have any witnesses subpoenaed, please contact the Secretary of the Municipal Code Enforcement Board within five (5) days at 727-562-4097. If you have any questions regarding the cited violations or if the violations are corrected prior to the hearing, please contact the Inspector whose name appears below.

Daniel Kasman

Daniel Kasman Code Inspector
727-444-8715
daniel.kasman@myclearwater.com

Date Printed: 12/22/2025

Section 3-1503. - Nuisances.

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

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

1. A condition or use that causes a substantial diminution of value of property in the vicinity of the condition or use.

2. Buildings which are abandoned, boarded up for a period of six months, partially destroyed for any period of time, or left for a period of three months in a state of partial construction, provided that any unfinished building or structure which has been under construction six months or more shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.

3. Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, accessible artificial bodies of water, excavations, or neglected machinery.

4. Overt blocking of drainage pipes, ditches, channels, and streams, so as to cause flooding and adversely affect surrounding property.

5. Accumulation and placement of nuisances.

   a. Any accumulation of weeds, debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any private property, or on any public property without authorization to the extent and manner that such property contains or is likely to contain rodents, reptiles or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

   b. The placement of trash, debris or other items on public property without authorization.

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

7. Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than 12 inches, or the accumulation of debris upon property within the City of Clearwater.
8. The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curbline or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.
9. Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.
10. The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
11. Any shopping carts, as defined in Florida Statutes Section 506.502(10), as amended from time to time, or parts of such carts, which are abandoned on public property including but not limited to streets, sidewalks, public rights-of-way, bus stops, municipal parking lots, parks, and similar places owned, leased, or operated by any public body, or are abandoned on private property where said carts or parts thereof are visible from public property may be removed by the city manager or designee. Such shopping carts or parts thereof shall be impounded and stored by the city at an appropriate location. Whenever the city shall impound a shopping cart of [or] part thereof containing identification of ownership or right to possession, a notice shall be sent by ordinary mail to such person advising that the shopping cart of [or] part thereof may be redeemed within thirty days upon payment of costs for removal and storage. Any shopping cart or part thereof so held shall be returned to its owner or person having right of possession upon proof of ownership or right to possession and payment of costs for removal and storage. If not claimed, a shopping cart or part thereof may be sold, destroyed, or otherwise disposed of by the city 31 days following impoundment. This section shall not be applicable to:
    a. Shopping carts or parts thereof which are located on private property and are completely enclosed within a building where they are not visible from public property;
    b. Shopping carts which are stored in a lawful manner on public or private property owned or leased by a retail business in connection with which the shopping carts are authorized to be used;
    c.

Shopping carts or parts thereof which are stored in a lawful manner on private property in connection with the business of a licensed dismantler or junk dealer when such storage is necessary to the operation of a lawfully conducted business.

12. *Newsracks and vending machines.* Any newsrack on public property not in compliance with the provisions of section 3-909, other than subsection 3-909(A)(5), or any newsrack or vending machine installed, used or maintained at a location which constitutes an imminent danger or safety hazard to pedestrians or vehicles or otherwise unreasonably interferes with the safe use of any public right-of-way.
13. *Seawalls.* Any seawall in a condition where the structural integrity is not maintained.
14. *Graffiti.* Graffiti on any wall, post, column, or other building or structure, or to a tree, or other exterior surface, publicly or privately owned, within the City of Clearwater.

C. Violations of this Section may be enforced by action before the municipal code enforcement board as "nuisance cases" or "non-nuisance cases" pursuant to the corresponding procedures set forth in Section 7-102, or by citation pursuant to Code of Ordinances Section 1.12.

(Ord. No. 6417-99, § 9, 8-19-99; Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6573-00, § 2, 8-3-00; Ord. No. 6928-02, §§ 76—79, 5-2-02; Ord. No. 7449-05, §§ 21—23, 12-15-05; Ord. No. 7605-06, § 27, 4-20-06; Ord. No. 8211-10, § 12, 10-5-10)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: PNU2025-01407

Site of Violation: 2079 LOMA LINDA WAY

1. Daniel Kasman, being first duly sworn, deposes and says:

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

3. That on the 22nd day of December, 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 2079 LOMA LINDA WAY, Clearwater, Florida.

Daniel Kasman Code Inspector
727-444-8715
daniel.kasman@myclearwater.com

RECEIVED
DEC 22 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 22nd day of December, 2025, by Daniel Kasman.

☑ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION _____

Melinda K. Adam
(Notary Signature)

Type of Identification

Melinda K. Adam
Name of Notary (typed, printed, stamped)

MELINDA K. ADAM
MY COMMISSION # HH 270727
EXPIRES: June 4, 2028

Parcel Summary (as of 08-Jan-2026)

Parcel Number

01-29-15-93628-000-1160

Owner Name
SCHNEITER, ANDREW J

Property Use
0110 Single Family Home

Site Address
2079 LOMA LINDA WAY N
CLEARWATER, FL 33763

Mailing Address
2079 LOMA LINDA WAY N
CLEARWATER, FL 33763-4111

Legal Description
VALENCIA PARK UNIT 2 LOT 116

Current Tax District
CLEARWATER (CW)

Year Built
1973

Living SF	Gross SF	Living Units	Buildings
1,392	1,748	1	1

Parcel Map

Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	
2025	Yes	100%	

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 Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
21334/0453	$204,200	267.05	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	70/32

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	$172,249	$131,494	$80,772	$106,494	$80,772

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	Y	$192,156	$127,788	$77,788	$102,788	$77,788
2023	Y	$160,377	$124,066	$74,066	$99,066	$74,066
2022	Y	$144,898	$120,452	$70,452	$95,452	$70,452
2021	Y	$116,944	$116,944	$66,944	$91,944	$66,944
2020	N	$105,687	$105,687	$105,687	$105,687	$105,687