

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 15-26

Certified Mail

December 19, 2025

Owner: Wesson Road Investments Columbus LLC
2215 Gulf Blvd.
Indian Rocks Beach, FL 33785-3823

Violation Address: 705 Vine Ave.
10-29-15-69138-008-0170

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, January 28, 2026**, 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

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-04030

NAME OF VIOLATOR: WESSON ROAD INVESTMENTS COLUMBUS LLC
MAILING ADDRESS: 2215 GULF BLVD
INDIAN ROCKS BEACH, FL, 33785-3823

VIOLATION ADDRESS: 705 VINE AVE

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

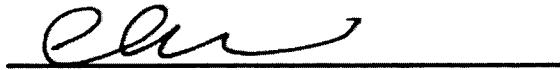
PARCEL #: 10-29-15-69138-008-0170

DATE OF INSPECTION: 11/3/2025 1:18:00 PM

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.



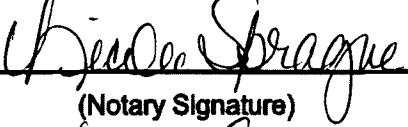
Catherine Reese

STATE OF FLORIDA
COUNTY OF PINELLAS

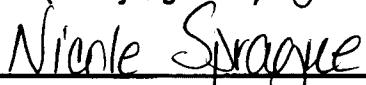
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 8th day of December, 2025, by Catherine Reese.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION


Type of Identification

(Notary Signature)

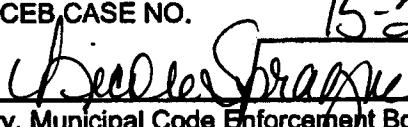


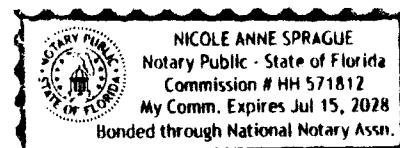
Name of Notary (typed, printed, stamped)

FILED THIS 11th DAY OF December, 20 25

MCEB CASE NO.

15-26


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) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-04030

WESSON ROAD INVESTMENTS COLUMBUS LLC
2215 GULF BLVD
INDIAN ROCKS BEACH, FL 33785-3823

ADDRESS OR LOCATION OF VIOLATION: **705 VINE AVE**

LEGAL DESCRIPTION: PINE CREST SUB BLK 8, LOT 17

DATE OF INSPECTION: 04/16/2025

PARCEL: 10-29-15-69138-008-0170

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, INTERIOR REMODEL TO INCLUDE BATHROOM AND PLUMBING WITHOUT A PERMIT.

PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION.

FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/6/2025. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRANCE 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.

A handwritten signature in black ink, appearing to read "Catherine Reese".

Catherine Reese
Code Inspector

DATE MAILED: 4/16/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727-224-7143
CC: 9589071052702277353992



CITY OF CLEARWATER
PLANNING & DEVELOPMENT DEPARTMENT
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TELEPHONE (727) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-04030

WESSON ROAD INVESTMENTS COLUMBUS LLC
2215 GULF BLVD
INDIAN ROCKS BEACH, FL 33785-3823

ADDRESS OR LOCATION OF VIOLATION: **705 VINE AVE**

LEGAL DESCRIPTION: PINE CREST SUB BLK 8, LOT 17

DATE OF INSPECTION: 05/06/2025

PARCEL: 10-29-15-69138-008-0170

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, INTERIOR REMODEL TO INCLUDE BATHROOM AND PLUMBING WITHOUT A PERMIT.

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FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/27/2025. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRANCE 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 ADMININISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

A handwritten signature in black ink, appearing to read "Catherine Reese".

Catherine Reese
Code Inspector

DATE MAILED: 5/6/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727-224-7143
CC: 9589071052702276542342



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) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-04030

WESSON ROAD INVESTMENTS COLUMBUS LLC
2215 GULF BLVD
INDIAN ROCKS BEACH, FL 33785-3823

ADDRESS OR LOCATION OF VIOLATION: **705 VINE AVE**

LEGAL DESCRIPTION: PINE CREST SUB BLK 8, LOT 17

DATE OF INSPECTION: 05/30/2025

PARCEL: 10-29-15-69138-008-0170

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, INTERIOR REMODEL TO INCLUDE BATHROOM AND PLUMBING WITHOUT A PERMIT.

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FINES UP TO \$250 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/20/2025. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION BY THE DATE INDICATED, OR RECURRANCE 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 ADMININISTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese
Code Inspector

DATE MAILED: 5/30/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727-224-7143
CC: 9589071052702276534217

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)

SENDER: COMPLETE THIS SECTION

- Complete Name 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 envelope, or on the front if space permits.

1. Article Addressed to:

Nesson Road Investments
Columbus, LLC
2215 GULF BND
Indian Rocks Beach, FL 33785



9590 9402 8223 3030 1806 89

• Article Mover/Move/Store service (box)

7589 0710 5270 2277 3539 92

COMPLETE THIS SECTION ON DELIVERY**A. Signature** Agent Address**B. Received by (Printed Name)**

Amy Lauer

C. Date of Delivery

APR 24 2025

 Yes NoDelivery address different from Box 17
If yes, enter delivery address below:

RECEIVED

APR 24 2025

PLANNING & DEVELOPMENT
CITY OF TAMPA**3. Service Type**

- Priority Mail Express
- Registered Mail
- Registered Mail Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery
Over 2000
- Signature Confirmation
- Signature Confirmation Restricted Delivery



Parcel Summary (as of 08-Dec-2025)

Parcel Map

Parcel Number

10-29-15-69138-008-0170

Owner Name

WESSON ROAD INVESTMENTS COLUMBUS LLC

Property Use

0110 Single Family Home

Site Address

705 VINE AVE
CLEARWATER, FL 33755

Mailing Address

2215 GULF BLVD
INDIAN ROCKS BEACH, FL 33785-3823

Legal Description

PINE CREST SUB BLK 8, LOT 17

Current Tax District

CLEARWATER (CW)

Year Built

1925

Living SF	Gross SF	Living Units	Buildings
1,160	1,208	1	1

Exemptions

Year	Homestead	Use %	Status
2027	No	0%	
2026	No	0%	
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 Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Blk/Pg
21182/0461	\$168,300	262.00	E	Current FEMA Maps	Check for EC	Zoning Map	1/66

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$142,357	\$110,100	\$110,100	\$142,357	\$110,100

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	\$191,145	\$100,091	\$100,091	\$191,145	\$100,091
2023	N	\$132,916	\$90,992	\$90,992	\$132,916	\$90,992
2022	N	\$124,150	\$82,720	\$82,720	\$124,150	\$82,720
2021	N	\$75,200	\$75,200	\$75,200	\$75,200	\$75,200
2020	N	\$48,865	\$42,386	\$42,386	\$48,865	\$42,386