

NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 115-18

Certified Mail
July 16, 2018

Owner: **Egg Platter III Inc**
1474 Country Oaks Ln
Clearwater, FL 33764-2800

Violation Address: **19042 US Highway 19, Clearwater**
19-29-16, M&B 41.01

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, August 22, 2018, at 1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, 3rd floor, City Hall at 112 South Osceola Avenue, Clearwater, Florida, concerning violation of Section **3-1403.A, 3-1502.B, 3-1502.F.1, 3-1502.F.2, 3-1502.G.2, 3-1502.G.3, & 3-1504** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

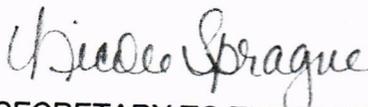
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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 727-562-4097. 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 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 purpose of this quasi-judicial Board of seven citizens is to quickly and fairly render decisions and facilitate enforcement of certain codes 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 silence electronic devices during the hearings.

FLORIDA STATUTE 286.0105 STATES THAT ANY PERSON APPEALING A DECISION OF THIS BOARD WILL NEED A RECORD OF THE PROCEEDINGS.

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA
AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: EGG PLATTER III INC
MAILING ADDRESS: 1474 COUNTRY OAKS LN
CLEARWATER, FL 33764-2800

CITY CASE#: CDC2018-01106

VIOLATION ADDRESS: 19042 US HIGHWAY 19
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 5/4/2018

LEGAL DESCRIPTION OF PROPERTY: BEG NE COR OF SE 1/4 RUN W 100FT FOR POB TH S
192FT TH W 283.5FT TH N 192FT & E 283.5FT TO POB CONT 1.25 AC (C)

PARCEL #: 19-29-16-00000-410-0100

DATE OF INSPECTION: 6/4/2018 8:42:00 AM

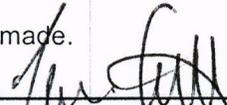
SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE
SECTION VIOLATED

3-1403.A. - ****Parking Lot Surfaces**** Permanent Surface. Except as otherwise permitted in subsection (B) of this section, all unenclosed parking lots, spaces, vehicular accessways and driveways shall be improved with a permanent all-weather paving material which is graded to drain stormwater.

SPECIFICALLY,

During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. The parking lot surface is in disrepair and needs to be repaired or replaced. Please obtain any necessary permits for the work to be completed by the compliance date to avoid further action and/or fines. Thank you.

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



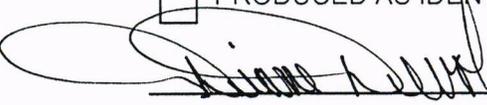
Jason Cantrell

SWORN AND SUBSCRIBED before me on this 7th day of June, 2018, by Jason Cantrell.

STATE OF FLORIDA
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

Type of Identification



(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 16th DAY OF July, 20 18

MCEB CASE NO. 115-18



Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA
AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: EGG PLATTER III INC
MAILING ADDRESS: 1474 COUNTRY OAKS LN
CLEARWATER, FL 33764-2800

CITY CASE#: CDC2018-01105

VIOLATION ADDRESS: 19042 US HIGHWAY 19
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 5/4/2018

LEGAL DESCRIPTION OF PROPERTY: BEG NE COR OF SE 1/4 RUN W 100FT FOR POB TH S
192FT TH W 283.5FT TH N 192FT & E 283.5FT TO POB CONT 1.25 AC (C)

PARCEL #: 19-29-16-00000-410-0100

DATE OF INSPECTION: 6/4/2018 8:43:00 AM

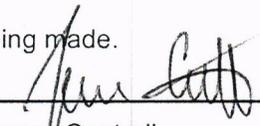
SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE
SECTION VIOLATED

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.

SPECIFICALLY,

During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. 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.

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



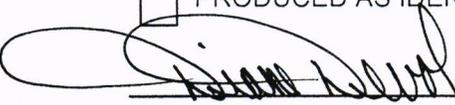
Jason Cantrell

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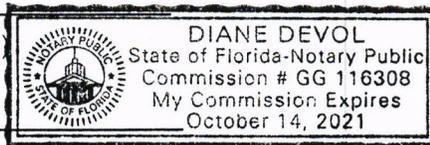
STATE OF FLORIDA
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

Type of Identification



(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 16th DAY OF July, 2018

MCEB CASE NO. 115-18

Wendee Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA
AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: EGG PLATTER III INC
MAILING ADDRESS: 1474 COUNTRY OAKS LN
CLEARWATER, FL 33764-2800

CITY CASE#: CDC2018-01104

VIOLATION ADDRESS: 19042 US HIGHWAY 19
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 5/4/2018

LEGAL DESCRIPTION OF PROPERTY: BEG NE COR OF SE 1/4 RUN W 100FT FOR POB TH S
192FT TH W 283.5FT TH N 192FT & E 283.5FT TO POB CONT 1.25 AC (C)

PARCEL #: 19-29-16-00000-410-0100

DATE OF INSPECTION: 6/4/2018 8:45:00 AM

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

3-1502.F.1. - ****EXTERIOR STORAGE**** Nonresidentially-zoned properties: All equipment, materials and merchandise shall be stored and located at all times within an enclosed structure and no exterior storage of merchandise for sale shall be permitted unless expressly authorized pursuant to the provisions of this Development Code.

3-1502.F.2. - ****Exterior Storage Non-Residential**** Garbage and trash shall be deposited only in dumpsters or cans or other receptacles specifically manufactured and intended for such purpose, and secured at all times with a tight fitting cover or lid.

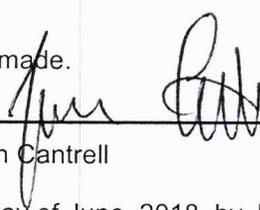
3-1502.G.2. - ****Exterior Storage/Not For Use Outdoors**** Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials and interior furniture, may not be stored outdoors.

3-1502.G.3 - ****CONSTRUCTION MATERIAL STORAGE**** Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, may not be stored outdoors on a residentially zoned property.

SPECIFICALLY,

During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. Please clear any discarded or unused materials, interior furnishings, automobile supplies, equipment, construction materials, storage racks, containers, appliances, etc., from the exterior of the property, and maintain on a regular basis. Thank you.

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



Jason Cantrell

SWORN AND SUBSCRIBED before me on this 7th day of June, 2018, by Jason Cantrell.

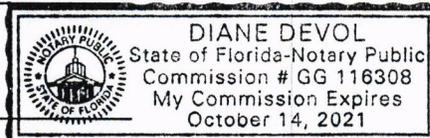
STATE OF FLORIDA
COUNTY OF PINELLAS

PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

Type of Identification



(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 16th DAY OF July, 2018

MCEB CASE NO. 115-18

Heide Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA
AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: EGG PLATTER III INC
MAILING ADDRESS: 1474 COUNTRY OAKS LN
CLEARWATER, FL 33764-2800

CITY CASE#: CDC2018-00724

VIOLATION ADDRESS: 19042 US HIGHWAY 19
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 3/21/2018

LEGAL DESCRIPTION OF PROPERTY: BEG NE COR OF SE 1/4 RUN W 100FT FOR POB TH S
192FT TH W 283.5FT TH N 192FT & E 283.5FT TO POB CONT 1.25 AC (C)

PARCEL #: 19-29-16-00000-410-0100

DATE OF INSPECTION: 3/19/2018 1:17:00 PM

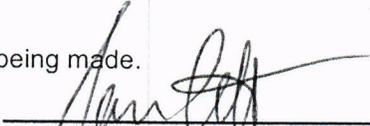
SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE
SECTION VIOLATED

3-1504. - **GRAFFITI PROHIBITED/REMOVAL REQUIRED** No person may paint, draw, or otherwise apply graffiti to any wall, post, column, building or structure. The property owner must remove graffiti within ten calendar days following discovery of the existence of such graffiti.

SPECIFICALLY,

During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. Please have graffiti removed from any surface on the property promptly, and maintain the property on a regular basis.
Thank you.

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



Jason Cantrell

SWORN AND SUBSCRIBED before me on this 7th day of June, 2018, by Jason Cantrell.

STATE OF FLORIDA
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION



Type of Identification

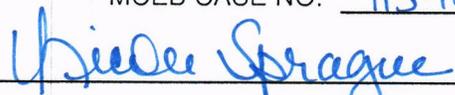
(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 16th DAY OF July, 2018

MCEB CASE NO. 115-18



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

Notice of Violation

EGG PLATTER III INC
1474 COUNTRY OAKS LN
CLEARWATER, FL 33764-2800

CDC2018-00724

ADDRESS OR LOCATION OF VIOLATION: **19042 US HIGHWAY 19**

LEGAL DESCRIPTION: BEG NE COR OF SE 1/4 RUN W 100FT FOR POB TH S
192FT TH W 283.5FT TH N 192FT & E 283.5FT TO POB CONT 1.25 AC (C)

DATE OF INSPECTION: 3/19/2018

PARCEL: 19-29-16-00000-410-0100

Section of City Code Violated:

3-1504. - ****GRAFFITI PROHIBITED/REMOVAL REQUIRED**** No person may paint, draw, or otherwise apply graffiti to any wall, post, column, building or structure. The property owner must remove graffiti within ten calendar days following discovery of the existence of such graffiti.

Specifically: During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. Please have graffiti removed from any surface on the property promptly, and maintain the property on a regular basis. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 4/1/2018. 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.

Inspector: Jason Cantrell
Inspector Phone: 727-562-4731

Date Printed: 3/21/2018



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

EGG PLATTER III INC
1474 COUNTRY OAKS LN
CLEARWATER, FL 33764-2800

CDC2018-01104

ADDRESS OR LOCATION OF VIOLATION: **19042 US HIGHWAY 19**

LEGAL DESCRIPTION: BEG NE COR OF SE 1/4 RUN W 100FT FOR POB TH S
192FT TH W 283.5FT TH N 192FT & E 283.5FT TO POB CONT 1.25 AC (C)

DATE OF INSPECTION: 5/3/2018

PARCEL: 19-29-16-00000-410-0100

Section of City Code Violated:

3-1502.F.1. - ****EXTERIOR STORAGE**** Nonresidentially-zoned properties: All equipment, materials and merchandise shall be stored and located at all times within an enclosed structure and no exterior storage of merchandise for sale shall be permitted unless expressly authorized pursuant to the provisions of this Development Code.

3-1502.F.2. - ****Exterior Storage Non-Residential**** Garbage and trash shall be deposited only in dumpsters or cans or other receptacles specifically manufactured and intended for such purpose, and secured at all times with a tight fitting cover or lid.

3-1502.G.2. - ****Exterior Storage/Not For Use Outdoors**** Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials and interior furniture, may not be stored outdoors.

3-1502.G.3 - ****CONSTRUCTION MATERIAL STORAGE**** Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, may not be stored outdoors on a residentially zoned property.

Specifically: During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. Please clear any discarded or unused materials, interior furnishings, automobile supplies, equipment, construction materials, storage racks, containers, appliances, etc., from the exterior of the property, and maintain on a regular basis. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/18/2018. 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.

Inspector: Jason Cantrell
Inspector Phone: 727-562-4731

Date Printed: 5/4/2018

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

EGG PLATTER III INC
1474 COUNTRY OAKS LN
CLEARWATER, FL 33764-2800

CDC2018-01105

ADDRESS OR LOCATION OF VIOLATION: **19042 US HIGHWAY 19**

LEGAL DESCRIPTION: BEG NE COR OF SE 1/4 RUN W 100FT FOR POB TH S
192FT TH W 283.5FT TH N 192FT & E 283.5FT TO POB CONT 1.25 AC (C)

DATE OF INSPECTION: 5/3/2018

PARCEL: 19-29-16-00000-410-0100

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. 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 5/18/2018. 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.

Inspector: Jason Cantrell
Inspector Phone: 727-562-4731

Date Printed: 5/4/2018

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

EGG PLATTER III INC
1474 COUNTRY OAKS LN
CLEARWATER, FL 33764-2800

CDC2018-01106

ADDRESS OR LOCATION OF VIOLATION: **19042 US HIGHWAY 19**

LEGAL DESCRIPTION: BEG NE COR OF SE 1/4 RUN W 100FT FOR POB TH S
192FT TH W 283.5FT TH N 192FT & E 283.5FT TO POB CONT 1.25 AC (C)

DATE OF INSPECTION: 5/3/2018

PARCEL: 19-29-16-00000-410-0100

Section of City Code Violated:

3-1403.A. - ****Parking Lot Surfaces**** Permanent Surface. Except as otherwise permitted in subsection (B) of this section, all unenclosed parking lots, spaces, vehicular accessways and driveways shall be improved with a permanent all-weather paving material which is graded to drain stormwater.

Specifically: During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. The parking lot surface is in disrepair and needs to be repaired or replaced. Please obtain any necessary permits for the work to be completed by the compliance date to avoid further action and/or fines. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 5/18/2018. 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.

Inspector: Jason Cantrell
Inspector Phone: 727-562-4731

Date Printed: 5/4/2018

NOV_PropOwn

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)

Section 3-1504. Graffiti prohibited; removal required.

A. No person may paint, draw, or otherwise apply graffiti to 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.

B. Graffiti found upon privately-owned property within the city shall be removed by the property owner or, if the owner is not in possession of the property, by the tenant or any adult person acting as the agent or property manager for the owner or the tenant, within ten (10) calendar days following service of notice to such person of the existence of graffiti upon such property.

C. Graffiti found upon city-owned public property shall be removed by the appropriate city department within ten (10) calendar days following discovery of the existence of such graffiti. If graffiti is found upon public property not owned by the city, the city manager shall give notice of such graffiti to the owner and shall request the prompt removal of the graffiti.

Section 3-1505. Foreclosure property registry.

A. *Applicability.* These sections shall be considered cumulative and not superseding or subject to any other law or provision for same,

but rather be an additional remedy available to the city above and beyond any other state, county or city provisions for the same.

B. *Penalties.* Violations of this section shall be subject to enforcement by any enforcement means available to the city.

C. *Registration of properties in foreclosure; duty to provide notice of properties in foreclosure.*

1. Within ten (10) calendar days of the filing of a *lis pendens* and/or an action to foreclose upon a mortgage or similar instrument, regardless of occupancy, or after the mortgagee has notified the borrower of default and the mortgagee finds evidence that the property is vacant or is consistent with the definition of an abandoned building, the mortgagee shall register the property.

2. If the property is found by the city to be vacant or is consistent with the definition of an abandoned building, the mortgagee shall register the property within fifteen (15) calendar days of notice by the city. The process for registration under this section shall be as specified by the community development coordinator.

3. Mortgagees who have existing registrable property on the effective date of the ordinance from which this section derives shall have forty-five (45) calendar days from the effective date to register the property.

4. A separate registration is required for each property.

5. Registration pursuant to this section shall contain the direct mailing address, a direct contact name, telephone number, and e-mail address for the mortgagee/trustee, the servicer, and the name and the all-hours contact phone number of the local property management company responsible for the security and maintenance of the property who has the authority to make decisions concerning the abatement of nuisance conditions at the property, as well as any expenditure in connection therewith.

roof, shall be so located as to be screened from view from the public right-of-way at street level from adjoining properties.

3. Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.
4. Tile roofs with peeling paint shall be repainted or have the paint removed.
5. Any false roof, mansard or similar roof element or other auxiliary structure on the roof shall be finished and maintained in a condition comparable to and compatible with the exterior side of the building wall to which the roof element abuts.

E. *Auxiliary and appurtenant structures.*

1. Chimneys and elevator shafts, and mechanical and electrical structures shall be maintained in a satisfactory state of repair and their exterior finish must be architecturally consistent with the exterior side of the building wall from which they can be seen.
2. Freestanding walls and fences shall be maintained in accordance with the provisions of section 3-808 of this development code.
3. Fountains and other amenities shall be maintained in good working order and all structural components shall be maintained in a satisfactory state of repair, free of chipping, pitting, cracking, discoloration, peeling or fading.

F. *Exterior storage and display / nonresidential properties.*

1. All equipment, materials and merchandise shall be stored and located at all times within an enclosed structure and no exterior storage of merchandise for sale shall be permitted unless expressly authorized pursuant to the provisions of this Development Code.

2. Garbage and trash shall be deposited only in dumpsters or cans or other receptacles specifically manufactured and intended for such purpose, and secured at all times with a tight fitting cover or lid.

G. *Exterior storage and display for residential properties.*

1. As provided in Section 3-913 of this Development Code, outdoor storage is prohibited. For the purposes of this section, carports are subject to the outdoor storage provisions.
2. Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials, and interior furniture, may not be stored outdoors.
3. Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, shall not be stored outdoors on a residentially zoned property.
4. Bulk items intended for pick up by the city may not be placed at the curb more than 24 hours prior to the scheduled pick up.
5. Any motor vehicle that is lawfully parked and is covered in a manner to protect the motor vehicle shall allow at least the bottom six inches of each tire to be visible. The required license plate shall be clearly visible from the right-of-way or the license plate number shall be printed legibly on the cover with characters not less than two inches in height so that it is clearly visible from the right-of-way. Covers shall not be faded and shall be in good condition, without tears, rips or holes.

H. *Yards and landscape areas.*

1. All required landscaping materials shall be maintained in accordance with the provisions of Article 3, Division 12.

4. Bicycle parking spaces shall be on a hard surface constructed of asphalt or concrete material, brick, decorative pavers or similar materials.

(Ord. No. 8988-17, § 17, 2-2-17)

DIVISION 15. PROPERTY MAINTENANCE STANDARDS

Section 3-1501. Purpose.

The purpose of this division is to protect the comfort, health, repose, safety and general welfare of the citizens of the city by establishing minimum property and building maintenance standards for all properties and to provide for the abatement of nuisances affecting the general public.

Section 3-1502. Property maintenance requirements.

A. Minimum building and fire code requirements. All buildings shall be maintained in accordance with the Standard Building Code, the Fire Protection Code, and the Minimum Standard Housing Code as provided in Chapters 47 and 49 of the City's 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 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.

D. Roofs.

1. All roofs shall be maintained in a safe, secure and watertight condition.
2. Any new mechanical equipment, including replacement equipment placed on a

slopes shall be provided at the bottom and top of all speed ramps with a slope of ten percent or greater.

10. When parking spaces are provided on a ramp, the slope shall be less than 6 percent.
11. A minimum of two entries and two exits shall be provided for any parking garage with more than 500 parking spaces. In certain circumstances, one reversible entry/exit lane may be acceptable in lieu of the second pair of entry and exit lanes.
12. All electrical conduits, pipes, downspouts, columns or other features that could be subject to impact from vehicular traffic shall be protected from impact damage with pipe guards or similar measures. Measures used for protection shall not encroach into any parking space.
13. Minimum dimensions of equipment islands at entry/exit lanes shall be as follows:
 - a. Islands with cashier booth: Six feet four inches wide by 22 feet long.
 - b. Islands without cashier booth: Three feet six inches wide by 18 feet three inches long.

J. *Dead-end parking aisles:*

1. Dead-end parking aisles are discouraged, but when site conditions dictate that there be dead-end parking aisles, they shall be designed so that there is a back-out maneuvering area at the end of the aisle. This maneuvering area shall not encroach upon any required landscape areas.

K. *Valet parking design.* An overnight accommodations use located in either the Tourist (T) District, Downtown (D) District, or within a special area plan, may provide all or part of its required off-street parking as valet parking provided that attendants are available 24 hours per

day to receive, park and deliver the automobiles of occupants, tenants, customers and visitors on a permanent basis. The design of this valet parking must meet all other requirements of this section with the following exceptions:

1. Parking spaces need not be delineated with pavement marking; however stall and aisle dimensions shall be depicted on the site plan; and
2. Parking stall dimensions shall be a minimum of eight and one-half feet wide and 16 feet deep with a maximum stacking of two vehicles; and
3. Parking spaces may be provided within the drive-aisle of the valet parking area so long as they are located on only one side of the drive-aisle.

(Ord. No. 7449-05, § 19, 12-15-05; Ord. No. 7631-06, § 4, 11-2-06; Ord. No. 8043-09, § 29, 9-3-09; Ord. No. 8540-14, § 9, 4-3-14; Ord. No. 8988-17, § 16, 2-2-17)

Section 3-1403. Parking lot surfaces.

A. *Permanent surface.* Except as otherwise permitted in subsection (B) of this section, all unenclosed parking lots, spaces, vehicular accessways and driveways shall be improved with a permanent all-weather paving material which is graded to drain stormwater.

B. *Grass surface.*

1. No parking, displaying, or storing of motor vehicles shall be permitted on any grass or other unpaved area unless specifically authorized in this section.
2. Eighty-five percent of parking required for places of worship, outdoor recreational facilities and other uses as determined by the community development coordinator may have a durable grass or other permeable surface.
3. Community gardens may provide parking spaces on the grass, provided that the

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2018-00724

Site of Violation: 19042 US HIGHWAY 19

1. Jason Cantrell, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 7th day of June, 2018, a copy of the attached Notice of Violation was posted at City Hall, 112 Osceola Ave., Clearwater, Florida and at 19042 US HIGHWAY 19, Clearwater, Florida.

Jason Cantrell

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 7th day of June, 2018, by Jason Cantrell.

- 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: CDC2018-01104

Site of Violation: 19042 US HIGHWAY 19

1. Jason Cantrell, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 5th day of June, 2018, a copy of the attached Notice of Violation was posted at City Hall, 112 Osceola Ave., Clearwater, Florida and at 19042 US HIGHWAY 19, Clearwater, Florida.

Jason Cantrell

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 5th day of June, 2018, by Jason Cantrell.

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: CDC2018-01105

Site of Violation: 19042 US HIGHWAY 19

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Jason Cantrell

STATE OF FLORIDA
COUNTY OF PINELLAS

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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: CDC2018-01106

Site of Violation: 19042 US HIGHWAY 19

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(Notary Signature) _____ Type of Identification

Name of Notary (typed, printed, stamped)

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#) [WM](#)

19-29-16-00000-410-0100

Compact Property Record Card

Tax Estimator **Updated June 7, 2018** [Email](#) [Print](#) [Radius Search](#) [FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
EGG PLATTER III INC C/O VASILADIS, JOHN 1474 COUNTRY OAKS LN CLEARWATER FL 33764-2800	19042 US HIGHWAY 19 N CLEARWATER



Property Use: 2125 (Restaurant, Cafeteria (Steak & Ale, Pizza Hut))

Living Units:
0

[\[click here to hide\]](#) **Legal Description**

BEG NE COR OF SE 1/4 RUN W 100FT FOR POB TH S 192FT TH W 283.5FT TH N 192FT & E 283.5FT TO POB CONT 1.25 AC (C)

File for Homestead Exemption			2018 Parcel Use	
Exemption	2018	2019		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Plat Book/Page
12928/0404	Sales Query	121030254123	D	

2017 Final Value Information

Year	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000

[\[click here to hide\]](#) **Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just/Market Value	Assessed Value/ SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	No	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000