

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 02-26**

Certified Mail
December 19, 2025

**Owner: Gilbert G Jannelli
909 S Fort Harrison Ave.
Clearwater, FL 33756-3903**

**Violation Address: 1411 Gulf to Bay Blvd., Clearwater
14-29-15-10476-003-0020**

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) **3-1502.B, 3-1502.D.1, 3-1502.D.3, & 3-1502.D.5** 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: GILBERT G JANNELLI
MAILING ADDRESS: 909 S FORT HARRISON AVE
CLEARWATER FL, 33756-3903

CITY CASE#: CDC2025-01603

VIOLATION ADDRESS: 1411 GULF TO BAY BLVD
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 8/28/2025

LEGAL DESCRIPTION OF PROPERTY: BOULEVARD HEIGHTS BLK C, LOTS 2, 3, 4, 23 & 24 LESS
T/A IN NW COR AND T/A PT OF LOT 25 IN NW COR AND VACATED PARK PLACE IN BETWEEN
PARCEL #: 14-29-15-10476-003-0020

DATE OF INSPECTION: 12/9/2025 8:29:00 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,

THE ABOVE LISTED PROPERTY NEEDS TO BE PRESSURE WASHED AND OR PAINTED TO REMOVE ALL MILDEW, PEELING PAINT, ALGAE AND OR DISCOLORATION. ALL ROTTED WOOD NEEDS TO BE REPLACED, REPAIRED OR REMOVED. ALL FACIA AND SOFFIT THAT IS BROKEN AND OR FALLING DOWN NEEDS TO BE REPAIRED AND OR REPLACED.
THIS INCLUDES THE ENTIRE BUILDING.

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

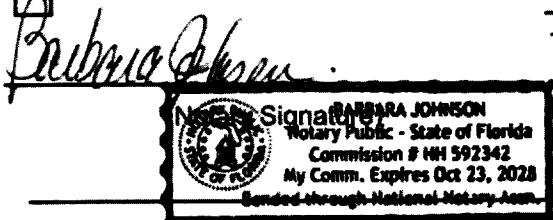
Vicki Sudduth
Vicki Sudduth

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online
notarization on this 9th day of December, 2025, by Vicki Sudduth.

STATE OF FLORIDA
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 16th DAY OF December, 2025

MCEB CASE NO. 02-216

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: GILBERT G JANNELLI
MAILING ADDRESS: 909 S FORT HARRISON AVE
CLEARWATER FL, 33756-3903

CITY CASE#: CDC2025-01604

VIOLATION ADDRESS: 1411 GULF TO BAY BLVD
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 8/28/2025

LEGAL DESCRIPTION OF PROPERTY: BOULEVARD HEIGHTS BLK C, LOTS 2, 3, 4, 23 & 24 LESS
T/A IN NW COR AND T/A PT OF LOT 25 IN NW COR AND VACATED PARK PLACE IN BETWEEN
PARCEL #: 14-29-15-10476-003-0020

DATE OF INSPECTION: 12/9/2025 8:31:00 AM

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

3-1502.D.1. - ****ROOF MAINTENANCE**** All roofs shall be maintained in a safe, secure and watertight condition.

3-1502.D.3. - ****Clean Roof**** 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.

3-1502.D.5. - ****False Roof Elements**** 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.

SPECIFICALLY,

THE ROOF NEEDS TO BE REPLACED AND OR REPAIRED.

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

Vicki Sudduth
Vicki Sudduth

SWORN AND SUBSCRIBED before me by means of ☒ physical presence or ☐ online notarization on this 9th day of December, 2025, by Vicki Sudduth.

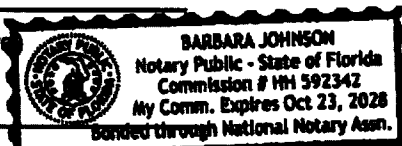
STATE OF FLORIDA
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Barbara Johnson

Type of Identification

(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 16th DAY OF December, 2025

MCEB CASE NO 02-26

Wendee Sprague Affiant Violation



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

GILBERT G JANNELLI
909 S FORT HARRISON AVE
CLEARWATER, FL 33756-3903

CDC2025-01603

ADDRESS OR LOCATION OF VIOLATION: 1411 GULF TO BAY BLVD

LEGAL DESCRIPTION: BOULEVARD HEIGHTS BLK C, LOTS 2, 3, 4, 23 & 24 LESS
T/A IN NW COR AND T/A PT OF LOT 25 IN NW COR AND VACATED PARK PLACE
IN BETWEEN

DATE OF INSPECTION: 8/28/2025

PARCEL: 14-29-15-10476-003-0020

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: THE ABOVE LISTED PROPERTY NEEDS TO BE PRESSURE WASHED AND OR PAINTED TO REMOVE ALL MILDEW, PEELING PAINT, ALGAE AND OR DISCOLORATION. ALL ROTTED WOOD NEEDS TO BE REPLACED, REPAIRED OR REMOVED. ALL FACIA AND SOFFIT THAT IS BROKEN AND OR FALLING DOWN NEEDS TO BE REPAIRED AND OR REPLACED. THIS INCLUDES THE ENTIRE BUILDING.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 9/28/2025. 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.

Vicki Sudduth

Code Inspector

727-444-8724

vicki.sudduth@myclearwater.com

Date Printed: 8/28/2025

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

GILBERT G JANNELLI
909 S FORT HARRISON AVE
CLEARWATER, FL 33756-3903

CDC2025-01604

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IN BETWEEN

DATE OF INSPECTION: 8/28/2025

PARCEL: 14-29-15-10476-003-0020

Section of City Code Violated:

3-1502.D.1. - ****ROOF MAINTENANCE**** All roofs shall be maintained in a safe, secure and watertight condition.

3-1502.D.3. - ****Clean Roof**** 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.

3-1502.D.5. - ****False Roof Elements**** 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.

Specifically: THE ROOF NEEDS TO BE REPLACED AND OR REPAIRED.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 9/28/2025. 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.

Vicki Sudduth
727-444-8724

Code Inspector

vicki.sudduth@myclearwater.com

Date Printed: 8/28/2025

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

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 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.

DC2025-01603 CDC2025-01604 PNU2025-01054

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.

Article Addressed to:
Hubert Jannelli
709 S. Fort Harrison
Clearwater, FL
33756



9590 9402 8221 3030 5282 04

Article Number (Transfer from service label)

9589 0710 5270 2276 5387 34

COMPLETE THIS SECTION ON DELIVERY

A. Signature
[Signature]
☐ Agent
☐ Addressee

B. Received by (Printed Name)
C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

SEP 15 2025

ANNING & DEVELOPMENT

3. Service Type
- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | |
- ☐ Mail
☐ Mail Restricted Delivery



Parcel Summary (as of 09-Dec-2025)

Parcel Map

Parcel Number

14-29-15-10476-003-0020

Owner Name

JANNELLI, GILBERT G

Property Use

2125 Restaurant, Cafeteria

Site Address

1411 GULF TO BAY BLVD
CLEARWATER, FL 33755

Mailing Address

909 S FORT HARRISON AVE
CLEARWATER, FL 33756-3903

Legal Description

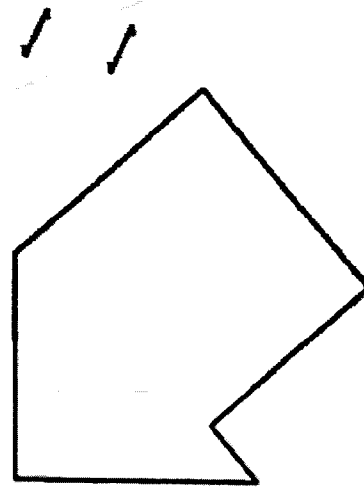
BOULEVARD HEIGHTS BLK C, LOTS 2, 3, 4, 23 & 24
LESS T/A IN NW COR AND T/A PT OF LOT 25 IN NW
COR AND VACATED PARK PLACE IN BETWEEN

Current Tax District

CLEARWATER (CW)

Year Built

1974



Heated SF	Gross SF	Living Units	Buildings
7,202	7,711	0	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 Bk/Pg
11236/0378	Find Comps	264.02	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	7/54

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$432,200	\$250,434	\$250,434	\$432,200	\$250,434

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	\$388,200	\$227,667	\$227,667	\$388,200	\$227,667
2023	N	\$337,500	\$206,970	\$206,970	\$337,500	\$206,970
2022	N	\$260,400	\$188,155	\$188,155	\$260,400	\$188,155
2021	N	\$187,100	\$171,050	\$171,050	\$187,100	\$171,050