

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 153-26**

Certified Mail
June 12, 2026

Owner: **Bay Area Infectious Disease Center**
1407 Gulf to Bay Blvd.
Clearwater, FL 33755-5312

Violation Address: **1407 Gulf to Bay Blvd.**
14-29-15-10476-003-0010

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, July 22, 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) **302.9, 303.4, 305.10, 305.16, 305.7, 307.6, & 83.51** 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: HOU2025-00042

NAME OF VIOLATOR: BAY AREA INFECTIOUS DISEASE CENTER
MAILING ADDRESS: 1407 GULF TO BAY BLVD
CLEARWATER, FL, 33755

VIOLATION ADDRESS:

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

PARCEL #: 14-29-15-10476-003-0010

DATE OF INSPECTION:

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

302.9 - Install a smoke detector by all sleeping areas.

303.4 - Where there is electric service availability to the building structure, every habitable room or space shall contain at least two separate and remote receptacle outlets. Bedrooms shall have, in addition, at least one wall switch controlled lighting outlet. In kitchens, two separate and remote receptacle outlets shall be provided (receptacles rendered inaccessible by appliances fastened in place or by appliances occupying dedicated space shall not be considered as these required outlets), and a wall or ceiling lighting outlet controlled by a wall switch shall be provided. Every hall, water closet compartment, bathroom, laundry room or furnace room shall contain at least one ceiling-mounted or wall-mounted lighting outlet. In bathrooms, the lighting outlet shall be controlled by a wall switch. In addition to the lighting outlet in every bathroom and laundry room, there shall be provided at least one receptacle outlet. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

305.10 - Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.

305.16 - Replace or repair damaged ceiling, floors, and interior walls. Walls, floors and ceilings must be substantially rodent proof. Interior surfaces shall be kept in good repair, be safe, and support the load that normal use may cause to be placed upon them.

305.7 - Repair or replace all windows so that they are substantially weathertight, waterproof and rodent proof, capable of being easily opened and secured in position by window hardware.

307.6 - Every tenant of a dwelling unit shall keep all plumbing fixtures therein, in a clean and sanitary condition, and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

83.51 - (1) The landlord at all times during the tenancy shall:

- (a) Comply with the requirements of applicable building, housing, and health codes; or
- (b) Where there are no applicable building, housing, or health codes, maintain the roofs, windows, screens, doors, floors, steps, porches, exterior walls, foundations, and all other structural components in good repair and capable of resisting normal forces and loads and the plumbing in reasonable working condition. However, the landlord shall not be required to maintain a mobile home or other structure owned by the tenant.

The landlord's obligations under this subsection may be altered or modified in writing with respect to a single-family home or duplex.



STATE OF FLORIDA
COUNTY OF PINELLAS

Catherine Reese

SWORN AND SUBSCRIBED before me by means of ✓ physical presence or _____ online
notarization on this 18th day of May, 2026, by Catherine Reese.

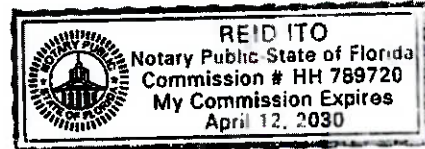
☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

Reid ITO
(Notary Signature)

Type of Identification

REID ITO



Name of Notary (typed, printed, stamped)

FILED THIS 18th DAY OF May, 2026

MCEB CASE NO. _____

153.26

Chenice 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) 562-4567

BAY AREA INFECTIOUS DISEASE CENTER
1407 GULF TO BAY BLVD
CLEARWATER, FL 33755

HOU2025-00042

July 22, 2025

Re: 1407 GULF TO BAY BLVD A

Certified Mail #:
9589071052702276536426

Dear BAY AREA INFECTIOUS DISEASE CENTER

According to the current records of the Pinellas County Property Appraiser's Office, you are the owner/agent for the property listed above. This department recently inspected the property under the provisions of the City of Clearwater Community Development Code. Certain violations were noted. The necessary remedial action and further explanations are on the enclosed Housing Inspector's report.

Work shall be commenced and all necessary building permits shall be obtained within 10 calendar days of receiving notice. All work performed to correct major violations shall be completed within 20 calendar days of permit issuance or receiving notice. All work performed to correct minor violations shall be completed within 30 calendar days of permit issuance or receiving notice. The enforcing official may determine alternate timeframes. All required inspections must be accomplished to close this case. **It is the responsibility of the owner to contact the inspector once all repairs are completed to arrange a FINAL inspection.**

You have the right to appeal the findings of this department. If you desire to appeal, you must fill out an application for appeal at the City of Clearwater Planning and Development office within 10 days from receipt of notice. You will then be notified when your case will be heard before the Building Board of Adjustments & Appeals.

Periodic inspections will be made to determine compliance. Failure to comply may result in the impairment of title and the imposition of other penalties as prescribed in the City of Clearwater Code of Ordinances and Community Development Code.

Sincerely,

Catherine Reese
Code Inspector

Date Mailed: 7/22/2025
Inspector: Catherine Reese
Inspector Phone:

HOU_Ltr



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

HOU2025-00042

HOUSING INSPECTOR'S REPORT

ADDRESS: 1407 GULF TO BAY BLVD A

BAY AREA INFECTIOUS DISEASE CENTER
1407 GULF TO BAY BLVD
CLEARWATER, FL 33755

PARCEL: 14-29-15-10476-003-0010
SUBDIVISION:

BLOCK NO: 2014

LOT NO:

Inspector:

Inspector Telephone

DATE OF INSPECTION: July 22, 2025

No person shall occupy as owner-occupant or let or sublet to another for occupancy any dwelling or dwelling unit designed or intended to used for the purpose of living, sleeping, cooking, or eating therein, nor shall any vacant dwelling building be permitted to exist which does not comply with the following requirements.

VIOLATIONS

302.9 - Smoke

302.9 - Install a smoke detector by all sleeping areas.

303.4 - Electric Lights and Outlets

303.4 - Where there is electric service availability to the building structure, every habitable room or space shall contain at least two separate and remote receptacle outlets. Bedrooms shall have, in addition, at least one wall switch controlled lighting outlet. In kitchens, two separate and remote receptacle outlets shall be provided (receptacles rendered inaccessible by appliances fastened in place or by appliances occupying dedicated space shall not be considered as these required outlets), and a wall or ceiling lighting outlet controlled by a wall switch shall be provided. Every hall, water closet compartment, bathroom, laundry room or furnace room shall contain at least one ceiling-mounted or wall-mounted lighting outlet. In bathrooms, the lighting outlet shall be controlled by a wall switch. In addition to the lighting outlet in every bathroom and laundry room, there shall be provided at least one receptacle outlet. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

305.10 - Window Hardware

305.10 - Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.

305.16 - Interior

305.16 - Replace or repair damaged ceiling, floors, and interior walls. Walls, floors and ceilings must be substantially rodent proof. Interior surfaces shall be kept in good repair, be safe, and support the load that normal use may cause to be placed upon them.

305.7 - Windows

305.7 - Repair or replace all windows so that they are substantially weathertight, waterproof and rodent proof, capable of being easily opened and secured in position by window hardware.



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

307.6 - Plumbing Fixtures

307.6 - Every tenant of a dwelling unit shall keep all plumbing fixtures therein, in a clean and sanitary condition, and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

83.51 - Landlord's obligation to maintain premises(1)-

83.51 - (1) The landlord at all times during the tenancy shall:

- (a) Comply with the requirements of applicable building, housing, and health codes; or
- (b) Where there are no applicable building, housing, or health codes, maintain the roofs, windows, screens, doors, floors, steps, porches, exterior walls, foundations, and all other structural components in good repair and capable of resisting normal forces and loads and the plumbing in reasonable working condition. However, the landlord shall not be required to maintain a mobile home or other structure owned by the tenant.

The landlord's obligations under this subsection may be altered or modified in writing with respect to a single-family home or duplex.



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

BAY AREA INFECTIOUS DISEASE CENTER
1407 GULF TO BAY BLVD
CLEARWATER, FL, 33755

HOU2025-00042

September 15, 2025

Re: 1407 GULF TO BAY BLVD A

Certified Mail #:
9589071052702276539632

Dear BAY AREA INFECTIOUS DISEASE CENTER

According to the current records of the Pinellas County Property Appraiser's Office, you are the owner/agent for the property listed above. This department recently inspected the property under the provisions of the City of Clearwater Community Development Code. Certain violations were noted. The necessary remedial action and further explanations are on the enclosed Housing Inspector's report.

Work shall be commenced and all necessary building permits shall be obtained within 10 calendar days of receiving notice. All work performed to correct major violations shall be completed within 20 calendar days of permit issuance or receiving notice. All work performed to correct minor violations shall be completed within 30 calendar days of permit issuance or receiving notice. The enforcing official may determine alternate timeframes. All required inspections must be accomplished to close this case. **It is the responsibility of the owner to contact the inspector once all repairs are completed to arrange a FINAL inspection.**

You have the right to appeal the findings of this department. If you desire to appeal, you must fill out an application for appeal at the City of Clearwater Planning and Development office within 10 days from receipt of notice. You will then be notified when your case will be heard before the Building Board of Adjustments & Appeals.

Periodic inspections will be made to determine compliance. Failure to comply may result in the impairment of title and the imposition of other penalties as prescribed in the City of Clearwater Code of Ordinances and Community Development Code.

Sincerely,

Catherine Reese
Code Inspector

Date Mailed: 9/15/2025
Inspector: Catherine Reese
Inspector Phone:

HOU_Ltr



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

HOU2025-00042

HOUSING INSPECTOR'S REPORT

ADDRESS: 1407 GULF TO BAY BLVD A

**BAY AREA INFECTIOUS DISEASE CENTER
1407 GULF TO BAY BLVD
CLEARWATER, FL 33755**

**PARCEL: 14-29-15-10476-003-0010
SUBDIVISION:**

BLOCK NO: 2014

LOT NO:

Inspector:

Inspector Telephone

DATE OF INSPECTION: September 15, 2025

No person shall occupy as owner-occupant or let or sublet to another for occupancy any dwelling or dwelling unit designed or intended to be used for the purpose of living, sleeping, cooking, or eating therein, nor shall any vacant dwelling building be permitted to exist which does not comply with the following requirements.

VIOLATIONS

302.9 - Smoke

302.9 - Install a smoke detector by all sleeping areas.

303.4 - Electric Lights and Outlets

303.4 - Where there is electric service availability to the building structure, every habitable room or space shall contain at least two separate and remote receptacle outlets. Bedrooms shall have, in addition, at least one wall switch controlled lighting outlet. In kitchens, two separate and remote receptacle outlets shall be provided (receptacles rendered inaccessible by appliances fastened in place or by appliances occupying dedicated space shall not be considered as these required outlets), and a wall or ceiling lighting outlet controlled by a wall switch shall be provided. Every hall, water closet compartment, bathroom, laundry room or furnace room shall contain at least one ceiling-mounted or wall-mounted lighting outlet. In bathrooms, the lighting outlet shall be controlled by a wall switch. In addition to the lighting outlet in every bathroom and laundry room, there shall be provided at least one receptacle outlet. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

305.10 - Window Hardware

305.10 - Every window required for light and ventilation for habitable rooms shall be capable of being easily opened and secured in position by window hardware.

305.16 - Interior

305.16 - Replace or repair damaged ceiling, floors, and interior walls. Walls, floors and ceilings must be substantially rodent proof. Interior surfaces shall be kept in good repair, be safe, and support the load that normal use may cause to be placed upon them.

305.7 - Windows

305.7 - Repair or replace all windows so that they are substantially weathertight, waterproof and rodent proof, capable of being easily opened and secured in position by window hardware.



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

307.6 - Plumbing Fixtures

307.6 - Every tenant of a dwelling unit shall keep all plumbing fixtures therein, in a clean and sanitary condition, and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

83.51 - Landlord's obligation to maintain premises(1)-

83.51 - (1) The landlord at all times during the tenancy shall:

- (a) Comply with the requirements of applicable building, housing, and health codes; or
- (b) Where there are no applicable building, housing, or health codes, maintain the roofs, windows, screens, doors, floors, steps, porches, exterior walls, foundations, and all other structural components in good repair and capable of resisting normal forces and loads and the plumbing in reasonable working condition. However, the landlord shall not be required to maintain a mobile home or other structure owned by the tenant.

The landlord's obligations under this subsection may be altered or modified in writing with respect to a single-family home or duplex.



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567

BAY AREA INFECTIOUS DISEASE CENTER
1407 GULF TO BAY BLVD
CLEARWATER, FL, 33755

HOU2025-00042

October 27, 2025

Re: 1407 GULF TO BAY BLVD A

Certified Mail #:
9589071052702276534422

Dear BAY AREA INFECTIOUS DISEASE CENTER

According to the current records of the Pinellas County Property Appraiser's Office, you are the owner/agent for the property listed above. This department recently inspected the property under the provisions of the City of Clearwater Community Development Code. Certain violations were noted. The necessary remedial action and further explanations are on the enclosed Housing Inspector's report.

Work shall be commenced and all necessary building permits shall be obtained within 10 calendar days of receiving notice. All work performed to correct major violations shall be completed within 20 calendar days of permit issuance or receiving notice. All work performed to correct minor violations shall be completed within 30 calendar days of permit issuance or receiving notice. The enforcing official may determine alternate timeframes. All required inspections must be accomplished to close this case. **It is the responsibility of the owner to contact the inspector once all repairs are completed to arrange a FINAL inspection.**

You have the right to appeal the findings of this department. If you desire to appeal, you must fill out an application for appeal at the City of Clearwater Planning and Development office within 10 days from receipt of notice. You will then be notified when your case will be heard before the Building Board of Adjustments & Appeals.

Periodic inspections will be made to determine compliance. Failure to comply may result in the impairment of title and the imposition of other penalties as prescribed in the City of Clearwater Code of Ordinances and Community Development Code.

Sincerely,

Catherine Reese
Code Inspector

Date Mailed: 10/27/2025
Inspector: Catherine Reese
Inspector Phone: (727) 444-8141

HOU_Ltr



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

HOU2025-00042

HOUSING INSPECTOR'S REPORT

ADDRESS: 1407 GULF TO BAY BLVD A

BAY AREA INFECTIOUS DISEASE CENTER
1407 GULF TO BAY BLVD
CLEARWATER, FL 33755

PARCEL: 14-29-15-10476-003-0010
SUBDIVISION:

BLOCK NO: 2014

LOT NO:

Inspector:

Inspector Telephone

DATE OF INSPECTION: October 27, 2025

No person shall occupy as owner-occupant or let or sublet to another for occupancy any dwelling or dwelling unit designed or intended to be used for the purpose of living, sleeping, cooking, or eating therein, nor shall any vacant dwelling building be permitted to exist which does not comply with the following requirements.

VIOLATIONS

302.9 - Smoke

302.9 - Install a smoke detector by all sleeping areas.

303.4 - Electric Lights and Outlets

303.4 - Where there is electric service availability to the building structure, every habitable room or space shall contain at least two separate and remote receptacle outlets. Bedrooms shall have, in addition, at least one wall switch controlled lighting outlet. In kitchens, two separate and remote receptacle outlets shall be provided (receptacles rendered inaccessible by appliances fastened in place or by appliances occupying dedicated space shall not be considered as these required outlets), and a wall or ceiling lighting outlet controlled by a wall switch shall be provided. Every hall, water closet compartment, bathroom, laundry room or furnace room shall contain at least one ceiling-mounted or wall-mounted lighting outlet. In bathrooms, the lighting outlet shall be controlled by a wall switch. In addition to the lighting outlet in every bathroom and laundry room, there shall be provided at least one receptacle outlet. Any new bathroom receptacle outlet shall have ground fault circuit interrupter protection.

305.10 - Window Hardware

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305.16 - Interior

305.16 - Replace or repair damaged ceiling, floors, and interior walls. Walls, floors and ceilings must be substantially rodent proof. Interior surfaces shall be kept in good repair, be safe, and support the load that normal use may cause to be placed upon them.

305.7 - Windows

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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

307.6 - Plumbing Fixtures

307.6 - Every tenant of a dwelling unit shall keep all plumbing fixtures therein, in a clean and sanitary condition, and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

83.51 - Landlord's obligation to maintain premises(1)-

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- (a) Comply with the requirements of applicable building, housing, and health codes; or
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The landlord's obligations under this subsection may be altered or modified in writing with respect to a single-family home or duplex.



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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

BAY AREA INFECTIOUS DISEASE CENTER
1407 GULF TO BAY BLVD
CLEARWATER, FL, 33755

HOU2025-00042

April 27, 2026

Re: 1407 GULF TO BAY BLVD A

Certified Mail #:
POSTED TO PROPERTY

Dear BAY AREA INFECTIOUS DISEASE CENTER

According to the current records of the Pinellas County Property Appraiser's Office, you are the owner/agent for the property listed above. This department recently inspected the property under the provisions of the City of Clearwater Community Development Code. Certain violations were noted. The necessary remedial action and further explanations are on the enclosed Housing Inspector's report.

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Sincerely,

Catherine Reese
Code Inspector

Date Mailed: 4/27/2026
Inspector: Catherine Reese
Inspector Phone: (727) 444-8141

HOU_Ltr



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

HOU2025-00042

HOUSING INSPECTOR'S REPORT

ADDRESS: 1407 GULF TO BAY BLVD A

**BAY AREA INFECTIOUS DISEASE CENTER
1407 GULF TO BAY BLVD
CLEARWATER, FL 33755**

**PARCEL: 14-29-15-10476-003-0010
SUBDIVISION:**

BLOCK NO: 2014

LOT NO:

Inspector:

Inspector Telephone

DATE OF INSPECTION: April 27, 2026

No person shall occupy as owner-occupant or let or sublet to another for occupancy any dwelling or dwelling unit designed or intended to be used for the purpose of living, sleeping, cooking, or eating therein, nor shall any vacant dwelling building be permitted to exist which does not comply with the following requirements.

VIOLATIONS

302.9 - Smoke

302.9 - Install a smoke detector by all sleeping areas.

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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

307.6 - Plumbing Fixtures

307.6 - Every tenant of a dwelling unit shall keep all plumbing fixtures therein, in a clean and sanitary condition, and shall be responsible for the exercise of reasonable care in the proper use and operation thereof.

83.51 - Landlord's obligation to maintain premises(1)-

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The landlord's obligations under this subsection may be altered or modified in writing with respect to a single-family home or duplex.

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)



Parcel Summary (as of 18-May-2026)

Parcel Number

14-29-15-10476-003-0010

Owner Name

BAY AREA INFECTIOUS DISEASE CENTER

Property Use

1227 Store w/Office or Apartment

Site Address

1407 GULF TO BAY BLVD
CLEARWATER, FL 33755

Mailing Address

1407 GULF TO BAY BLVD
CLEARWATER, FL 33755-5312

Legal Description

BOULEVARD HEIGHTS BLK C, PART OF LOT 1 & PART
OF BLK 4 OF KNOLLWOOD REPLAT DESC AS FROM
MOST E'LY COR OF LOT 1, BLK C OF BOULEVARD
HEIGHTS TH S49D22'5

Current Tax District

CLEARWATER (CW)

Year Built

1943

Parcel Map



Heated SF	Gross SF	Living Units	Buildings
1,486	2,098	0	1

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2027	No	0%		No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).
2026	No	0%		
2025	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Blk/Pg
16907/0895	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	\$155,000	\$139,150	\$139,150	\$155,000	\$139,150

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	\$135,000	\$126,500	\$126,500	\$135,000	\$126,500
2023	N	\$115,000	\$115,000	\$115,000	\$115,000	\$115,000
2022	N	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000
2021	N	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000