

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

Owner: **TSETSE LLC**
610 Mandalay Ave
Clearwater, FL 33767

Violation Address: **405 N Ft Harrison**
Clearwater, FL 33756

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 **3-1502.C1&C3, 3-1502.D1&D3** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

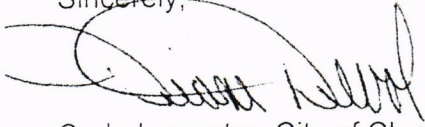
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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,



Code Inspector, City of Clearwater

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: TSETSE LLC
MAILING ADDRESS: 610 MANDALAY AVE
CLEARWATER, FL 33767-1632

CITY CASE#: CDC2018-01341

VIOLATION ADDRESS: 405 N FT HARRISON AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/15/2018

LEGAL DESCRIPTION OF PROPERTY: HART'S 2ND ADD TO CLEARWATER BLK 3, LOTS 6, 7, 8 & 9 & PART OF LOTS 3, 5 & 10 & PT VAC ALLEY BETWEEN TOGETHER WITH LOT 1 OF FORT HARRISON SUB & VAC ALLEY ADJ ON E ALL DESC

PARCEL #: 09-29-15-37440-003-0060

DATE OF INSPECTION: 7/26/2018 12:48:00 PM

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

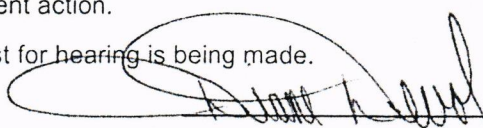
3-1502.D.1. - ****ROOF MAINTENANCE**** All roofs shall be maintained in a safe, secure and watertight condition.

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.

SPECIFICALLY,

The tarp on the building is not permitted and must be removed. If the roof is not watertight then it must be repaired or replaced to bring property into compliance. Also all debris and vegetation must be removed from the roof(s) Must be done by compliance date to avoid further violation and enforcement action.

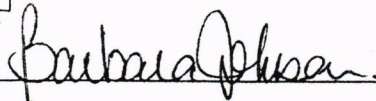
A violation exists and a request for hearing is being made.


Diane Devol

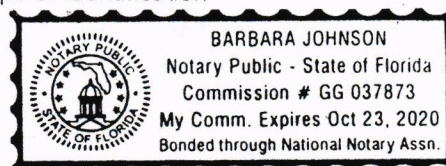
SWORN AND SUBSCRIBED before me on this 31th day of July, 2018, by Diane Devol.

STATE OF FLORIDA
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION


(Notary Signature)

Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 2nd DAY OF August, 20 18

MCEB CASE NO. 131-18

Heidi 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: TSETSE LLC
MAILING ADDRESS: 610 MANDALAY AVE
CLEARWATER, FL 33767-1632

CITY CASE#: CDC2018-01342

VIOLATION ADDRESS: 405 N FT HARRISON AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/15/2018

LEGAL DESCRIPTION OF PROPERTY: HART'S 2ND ADD TO CLEARWATER BLK 3, LOTS 6, 7, 8 & 9 & PART OF LOTS 3, 5 & 10 & PT VAC ALLEY BETWEEN TOGETHER WITH LOT 1 OF FORT HARRISON SUB & VAC ALLEY ADJ ON E ALL DESC

PARCEL #: 09-29-15-37440-003-0060

DATE OF INSPECTION: 7/26/2018 12:46:00 PM

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

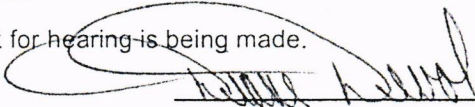
3-1502.C.1. - ****DOOR AND WINDOW OPENINGS**** All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

3-1502.C.3. - ****Windows/Maintenance**** Windows shall be maintained in an unbroken and clean state. No window shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building facade using wall materials and window detailing comparable with any upper floors and the building facade 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 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.

SPECIFICALLY,

All windows and door must be secured in a tight fitting and weatherproof manner. All awnings, screens or canopies shall be maintained in a good and attractive manner. Please have all windows and door in disrepair fixed or replaced. The awning on the northside of the building needs to be completely removed or replaced. Must be done by compliance date to avoid further enforcement action.

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

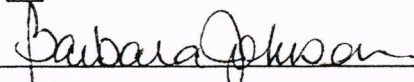

Diane Devol

SWORN AND SUBSCRIBED before me on this 31th day of July, 2018, by Diane Devol.

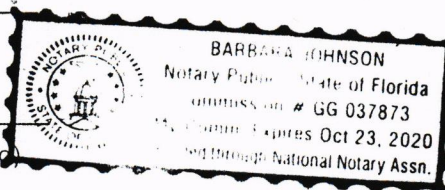
STATE OF FLORIDA
COUNTY OF PINELLAS

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Type of Identification


(Notary Signature)

Name of Notary (typed, printed, stamped)



FILED THIS 2nd DAY OF August, 2018

MCEB CASE NO. 131-18

Heide Sprague

Secretary, Municipal Code Enforcement Board



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4720 FAX (727) 562-4735

Notice of Violation

TSETSE LLC
610 MANDALAY AVE
CLEARWATER, FL 33767-1632

CDC2018-01342

ADDRESS OR LOCATION OF VIOLATION: **405 N FT HARRISON AVE**

LEGAL DESCRIPTION: HART'S 2ND ADD TO CLEARWATER BLK 3, LOTS 6, 7, 8 & 9 & PART OF LOTS 3, 5 & 10 & PT VAC ALLEY BETWEEN TOGETHER WITH LOT 1 OF FORT HARRISON SUB & VAC ALLEY ADJ ON E ALL DESC

DATE OF INSPECTION: 6/15/2018

PARCEL: 09-29-15-37440-003-0060

Section of City Code Violated:

3-1502.C.1. - ****DOOR AND WINDOW OPENINGS**** All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

3-1502.C.3. - ****Windows/Maintenance**** Windows shall be maintained in an unbroken and clean state. No window shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building facade using wall materials and window detailing comparable with any upper floors and the building facade 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 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.

Specifically: All windows and door must be secured in a tight fitting and weatherproof manner. All awnings, screens or canopies shall be maintained in a good and attractive manner. Please have all windows and door in disrepaired fixed or replaced. The awning on the northside of the building needs to be completely removed or replaced. Must be done by compliance date to avoid further enforcement action.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/16/2018. 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: Diane Devol
Inspector Phone: 727-562-4727

Date Printed: 6/15/2018



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

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DATE OF INSPECTION: 6/15/2018

PARCEL: 09-29-15-37440-003-0060

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.

Specifically: The tarp on the building is not permitted and must be removed. If the roof is not watertight then it must be repaired or replaced to bring property into compliance. Also all debris and vegetation must be removed from the roof(s) Must be done by compliance date to avoid further violation and enforcement action.

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Inspector: Diane Devol
Inspector Phone: 727-562-4727

Date Printed: 6/15/2018

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.

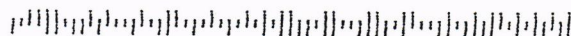
- C. *Door and window openings.*
1. All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.
 2. Sashes with rotten wood, broken joints or deteriorated mullions or muntins must be repaired or replaced.
 3. Windows shall be maintained 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 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.

SENDER COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
1. Complete items 1, 2, and 3. 2. Print your name and address on the reverse so that we can return the card to you. 3. Attach this card to the back of the mailpiece, or on the front if space permits.		A. Signature X <i>[Signature]</i> ☐ Agent ☐ Addressee	
1. Article Addressed to: TSETSE LLC 610 Mandalay Ave. Clearwater, FL 33767 Ref: 405 N FT Harrison		B. Received by (Printed Name) <i>[Signature]</i> C. Date of Delivery 6/21	
2. Article Number (Transfer from service label) 7016 0680 0002 2902 7756		D. Is delivery address different from item 1? ☐ Yes If YES, enter delivery address below: ☐ No	
3. Service Type ☐ Adult Signature ☐ Adult Signature Restricted Delivery ☒ Certified Mail® ☐ Certified Mail Restricted Delivery ☐ Collect on Delivery ☐ Collect on Delivery Restricted Delivery ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery		3. Service Type ☐ Priority Mail Express® ☐ Registered Mail™ ☐ Registered Mail Restricted Delivery ☐ Return Receipt for Merchandise ☐ Signature Confirmation™ ☐ Signature Confirmation Restricted Delivery	

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

USPS TRACKING # 9590 9402 3783 8032 0575 85		First-Class Mail Postage & Fees Paid USPS Permit No. G-10
United States Postal Service RECEIVED PLANNING & DEVELOPMENT CODE COMPLIANCE	• Sender: Please print your name, address, and ZIP+4® in this box • CITY OF CLEARWATER CODE COMPLIANCE POST OFFICE BOX 4748 CLEARWATER, FL 33758-4748	



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

WM

09-29-15-37440-003-0060

Compact Property Record Card

[Tax Estimator](#)

Updated July 31, 2018

[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address

TSETSE LLC
610 MANDALAY AVE
CLEARWATER FL 33767-1632

Site Address (First Building)

405 N FT HARRISON AVE
CLEARWATER

Jump to building: (1) 405 N FT HARRISON AVE ▾



Property Use: 4800 (General Warehouse)

Total Heated SF: 4,328

Total Gross SF: 6,044

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

HART'S 2ND ADD TO CLEARWATER BLK 3, LOTS 6, 7, 8 & 9 & PART OF LOTS 3, 5 & 10 & PT VAC ALLEY BETWEEN TOGETHER WITH LOT 1 OF FORT HARRISON SUB & VAC ALLEY ADJ ON E ALL DESC BEG SW COR OF LOT 1 OF FORT HARRISON SUB TH N00D 37°45'W 190.35FT TO N LINE OF S 7FT OF LOT 3 TH S89D 41°38'E 179.31FT TO C/L OF VAC ALLEY TH S00D21°11'E 21.74FT TO WLY EXT OF N LINE OF LOT 5 TH S89D41° 30'E 25.7FT TH S00D26°40'E 140.32FT TO S LINE OF LOT 10 TH N89D48°53'W 95.43FT TO NE COR OF VAC ALLEY TH S04D33°37'E 30.12FT TO ELY EXT OF LOT 1 OF FORT HARRISON SUB TH N89D47° 19'W 110.93FT TO POB

[File for Homestead Exemption](#)

Exemption	2018	2019
Homestead:	No	No
Government:	No	No
Institutional:	No	No
Historic:	No	No

2018 Parcel Use

Homestead Use Percentage: 0.00%

Non-Homestead Use Percentage: 100.00%

Classified Agricultural: 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
14925 0366	Sales Query	121030261012	NON EVAC	3/47

2017 Final Value Information

Year	Just Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000

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

Year	Homestead Exemption	Just Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	No	\$230,000	\$230,000	\$230,000	\$230,000	\$230,000
2016	No	\$228,000	\$228,000	\$228,000	\$228,000	\$228,000
2015	No	\$223,000	\$223,000	\$223,000	\$223,000	\$223,000
2014	No	\$219,000	\$219,000	\$219,000	\$219,000	\$219,000
2013	No	\$215,000	\$215,000	\$215,000	\$215,000	\$215,000
2012	No	\$213,500	\$213,500	\$213,500	\$213,500	\$213,500
2011	No	\$215,800	\$215,800	\$215,800	\$215,800	\$215,800
2010	No	\$254,000	\$254,000	\$254,000	\$254,000	\$254,000
2009	No	\$408,000	\$408,000	\$408,000	\$408,000	\$408,000
2008	No	\$557,000	\$557,000	\$557,000	\$557,000	\$557,000
2007	No	\$572,000	\$572,000	\$572,000	N/A	\$572,000
2006	No	\$598,900	\$598,900	\$598,900	N/A	\$598,900
2005	No	\$98,000	\$98,000	\$98,000	N/A	\$98,000
2004	No	\$86,000	\$86,000	\$86,000	N/A	\$86,000
2003	No	\$77,000	\$77,000	\$77,000	N/A	\$77,000
2002	No	\$74,300	\$74,300	\$74,300	N/A	\$74,300
2001	No	\$74,400	\$74,400	\$74,400	N/A	\$74,400
2000	No	\$74,400	\$74,400	\$74,400	N/A	\$74,400
1999	No	\$72,300	\$72,300	\$72,300	N/A	\$72,300
1998	No	\$71,500	\$71,500	\$71,500	N/A	\$71,500
1997	No	\$67,800	\$67,800	\$67,800	N/A	\$67,800
1996	No	\$67,800	\$67,800	\$67,800	N/A	\$67,800

2017 Tax Information

2017 Tax Bill

Tax District: CW

2017 Final Millage Rate

20.4150

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

Amendment 1 - Will you Benefit?

Check Estimated 3rd Homestead Exemption Benefit

Ranked Sales (What are Ranked Sales?) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
10 Feb 2006	14925 / 0366	\$3,974,000	U	I
	03644 / 0175	\$22,500	Q	

2017 Land Information

Seawall: No

Frontage: None

View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Warehouse Stor/Dist (48)	0x0	6.25	35229.0000	1.0000	\$220,181	SF

[\[click here to hide\] 2018 Building 1 Structural Elements Back to Top](#)

Site Address: 405 N FT HARRISON AVE

Building Type: Retail Stores

Quality: Average

Foundation: Spread/Mono Footing

[Compact Property Record Card](#)