

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 132-25**

**Certified Mail
September 12, 2025**

Owner: **Columbia Clearwater LLC
125 High St FL 27 FL
Boston, MA 02110-2704**

Violation Address: **2010, 2011, 2012, 2016, 2017, 2018, 2020, 2028, 2040, & 2048 Glass Loop, Clearwater
05-29-16-01833-000-0020**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, October 22, 2025, at 1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, Clearwater Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section(s) **4-203.A.1 & Article IV - 47.083(2)** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent you before the Board. If you are absent but represented at the hearing, your representative must present to the Board your letter authorizing your representative to speak on your behalf. You will have the opportunity to present witnesses as well as question witnesses against you prior to the Board making a determination. Please be prepared to present evidence at the hearing concerning the amount of time necessary to correct the alleged violations should you be found to be in violation of the City Code.

The case shall be presented to the Board even if the violations described in the attached Affidavit(s) of Violation are corrected prior to the Board hearing.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to levy fines of up to \$250 a day per violation against you and your property for every day each violation continues beyond the date set for compliance in an Order of the Board.

If you wish to have any witnesses subpoenaed, please contact the Secretary of the Municipal Code Enforcement Board within five (5) days at 727-444-7155. If you have any questions regarding the cited violations or if the violations are corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit(s) of Violation.

Sincerely,


SECRETARY TO THE MUNICIPAL CODE ENFORCEMENT BOARD

The Municipal Code Enforcement Board was created pursuant to General Act 80-300, General Laws of Florida, 1979, and Ordinance 2169-80 of the City of Clearwater.

The City of Clearwater strongly supports and fully complies with the Americans with Disabilities Act (ADA). Please advise us at least 48 hours prior to the hearing if you require special accommodations at 727-562-4090. Assisted Listening Devices are available. **Kindly refrain from private conversations, cellular phone use, etc. that distract meeting participants.**

Any party may appeal a final order of this Board by filing an appeal with the Circuit Court within 30 days of entry of the order. Appellants need a record of proceedings; a verbatim record of testimony and evidence that is the basis for the appeal may be required. F.S. § 286.0105, CDC Sec 7-104

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-01017

NAME OF VIOLATOR: COLUMBIA CLEARWATER LLC
MAILING ADDRESS: 125 HIGH ST FL 27 FL
BOSTON, MA 02110

VIOLATION ADDRESS: 2010 GLASS LOOP, BLDG# 7

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

PARCEL #: 05-29-16-01833-000-0020

DATE OF INSPECTION: 7/29/2025 8:08:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

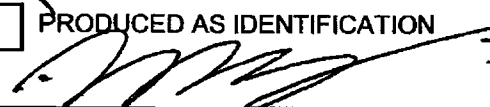
Article IV - 47.083(2) - Work commencing before permit issuance.


Catherine Reese

STATE OF FLORIDA
COUNTY OF PINELLAS

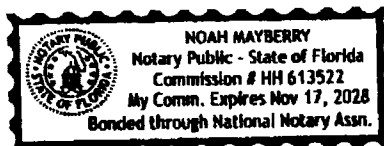
SWORN AND SUBSCRIBED before me by means of ☒ physical presence or _____ online notarization on this 21st day of August, 2025, by Catherine Reese.

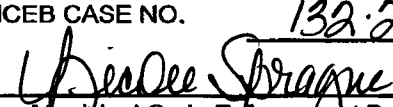
☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION


Type of Identification
(Notary Signature)

Noah Mayberry

Name of Notary (typed, printed, stamped)
FILED THIS 21 DAY OF August, 2025



MCEB CASE NO. 132:25

Secretary, Municipal Code Enforcement Board



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-01017

COLUMBIA CLEARWATER LLC
125 HIGH ST FL 27 FL
BOSTON, MA 02110

ADDRESS OR LOCATION OF VIOLATION: **2010 GLASS LOOP, BLDG# 7**

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/17/2025

PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The City does not have a permit for the replacement of the siding on Bldg #7

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/9/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese

Code Inspector

DATE MAILED: 6/17/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727-224-7143
CC: 9589071052702276532817

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-02008

NAME OF VIOLATOR: COLUMBIA CLEARWATER LLC
MAILING ADDRESS: 125 HIGH ST FL 27 FL
BOSTON, MA 02110

VIOLATION ADDRESS: 2011 GLASS LOOP, BLDG# 9

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

PARCEL #: 05-29-16-01833-000-0020

DATE OF INSPECTION: 8/12/2025 8:28:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

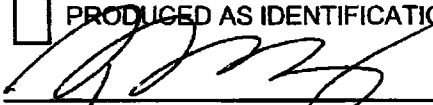

Catherine Reese

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online
notarization on this 21st day of August, 2025, by Catherine Reese.

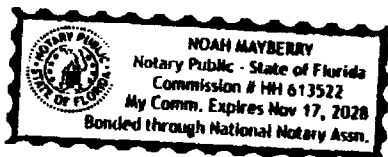
☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Type of Identification

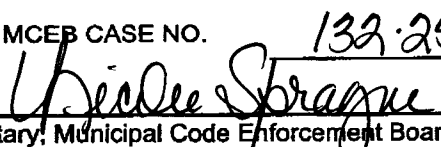

(Notary Signature)
Noah A Mayberry

Name of Notary (typed, printed, stamped)

FILED THIS 21st DAY OF August, 2025



MCEB CASE NO.

132.25

Secretary, Municipal Code Enforcement Board



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-02008

COLUMBIA CLEARWATER LLC
125 HIGH ST FL 27 FL
BOSTON, MA 02110

ADDRESS OR LOCATION OF VIOLATION: **2011 GLASS LOOP, BLDG# 9**

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/11/2025

PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The city does not have any permit for the replacement of the siding on Bldg #9

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/2/2025. 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.

Catherine Reese

Code Inspector

DATE MAILED: 6/11/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727-224-7143
CC: 9589071052702276532657

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-01018

NAME OF VIOLATOR: COLUMBIA CLEARWATER LLC
MAILING ADDRESS: 125 HIGH ST FL 27 FL
BOSTON, MA 02110

VIOLATION ADDRESS: 2012 GLASS LOOP, BLDG# 5

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

PARCEL #: 05-29-16-01833-000-0020

DATE OF INSPECTION: 7/29/2025 8:09:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.


Catherine Reese

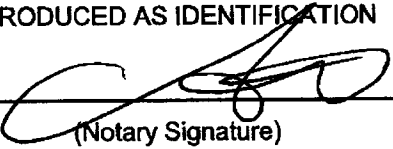
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online
notarization on this 21st day of August, 2025, by Catherine Reese.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

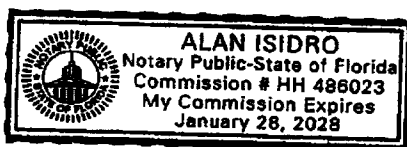
Type of Identification


(Notary Signature)

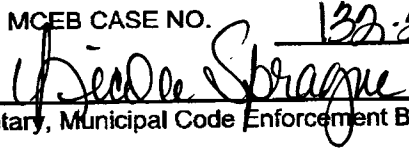
ALAN ISIDRO

Name of Notary (typed, printed, stamped)

FILED THIS 21 DAY OF AUGUST, 2025



MCEB CASE NO.

132-25

Secretary, Municipal Code Enforcement Board



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-01018

COLUMBIA CLEARWATER LLC
125 HIGH ST FL 27 FL
BOSTON, MA 02110

ADDRESS OR LOCATION OF VIOLATION: **2012 GLASS LOOP, BLDG# 5**

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/17/2025

PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The City does not have a permit for the replacement of the siding on Bldg #5

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/9/2025. 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.

Catherine Reese

Code Inspector

DATE MAILED: 6/17/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727-224-7143
CC: 9589071052702276532824

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-01014

NAME OF VIOLATOR: COLUMBIA CLEARWATER LLC
MAILING ADDRESS: 125 HIGH ST FL 27 FL
BOSTON, MA 02110

VIOLATION ADDRESS: 2016 GLASS LOOP BLDG 2

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

PARCEL #: 05-29-16-01833-000-0020

DATE OF INSPECTION: 8/19/2025 8:00:00 AM

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

Article IV - 47.083(2) - Work commencing before permit issuance.

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.



Catherine Reese

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 21st day of August, 2025, by Catherine Reese.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION



Type of Identification

(Notary Signature)

Noah Mayberry

Name of Notary (typed, printed, stamped)

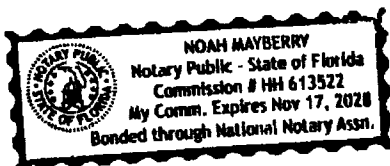
FILED THIS 21st DAY OF August, 2025

MCEB CASE NO.

132.25



Secretary, Municipal Code Enforcement Board





CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-01014

AVENTON CLEARWATER OWNER LLC
5420 WADE PARK AVE STE 320
RALEIGH, FL 27607-4188

ADDRESS OR LOCATION OF VIOLATION: **2016 GLASS**

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION:

PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The City does not have a permit for the replacement of siding on bldg #6

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 1/28/2025. 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.

Jon Nardin

Building Construction Technician

DATE MAILED: 1/29/2025
INSPECTOR: Jon Nardin
INSPECTOR TELEPHONE: 727-444-8731
CC: 9589 0710 5270 2176 4616 82

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-02007

NAME OF VIOLATOR: COLUMBIA CLEARWATER LLC
MAILING ADDRESS: 125 HIGH ST FL 27 FL
BOSTON, MA 02110-2704

VIOLATION ADDRESS: 2017 GLASS LOOP, BLDG# 10

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

PARCEL #: 05-29-16-01833-000-0020

DATE OF INSPECTION: 7/2/2025 8:04:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.


Catherine Reese

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of / physical presence or online notarization on this 21st day of August, 2025, by Catherine Reese.

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION


(Notary Signature)

Zachary J. Smith

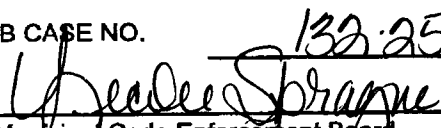
Name of Notary (typed, printed, stamped)

FILED THIS 11th DAY OF September, 2025

Type of Identification



MCEB CASE NO.

132-25

Secretary, Municipal Code Enforcement Board



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-02007

COLUMBIA CLEARWATER LLC
125 HIGH ST FL 27 FL
BOSTON, MA 02110-2704

ADDRESS OR LOCATION OF VIOLATION: **2017 GLASS LOOP, BLDG# 10**

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/11/2025

PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The city does not have any permit for the replacement of the siding on Bldg #10. A permit must be obtained to resolve the stop work order.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/2/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese

Code Inspector

DATE MAILED: 6/11/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727-224-7143
CC: 958907105270227640

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-02009

NAME OF VIOLATOR: COLUMBIA CLEARWATER LLC
MAILING ADDRESS: 125 HIGH ST FL 27 FL
BOSTON, MA 02110

VIOLATION ADDRESS: 2018 GLASS LOOP, BLDG# 8

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

PARCEL #: 05-29-16-01833-000-0020

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

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.



Catherine Reese

STATE OF FLORIDA
COUNTY OF PINELLAS

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notarization on this 21st day of August, 2025, by Catherine Reese.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION



Type of Identification

(Notary Signature)

Noah A Mayberry

Name of Notary (typed, printed, stamped)

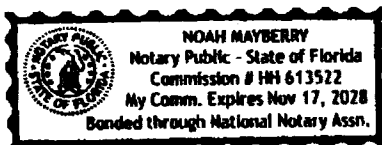
FILED THIS 21st DAY OF August, 2025

MCEB CASE NO.

132-25



Secretary, Municipal Code Enforcement Board





CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-02009

COLUMBIA CLEARWATER LLC
125 HIGH ST FL 27 FL
BOSTON, MA 02110

ADDRESS OR LOCATION OF VIOLATION: **2018 GLASS LOOP, BLDG# 8**

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/11/2025

PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The city does not have any permit for the replacement of the siding on Bldg #8

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/2/2025. 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese

Code Inspector

DATE MAILED: 6/11/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727-224-7143
CC: 9589071052702276532664

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-01020

NAME OF VIOLATOR: COLUMBIA CLEARWATER LLC
MAILING ADDRESS: 125 HIGH ST FL 27 FL
BOSTON, MA 02110

VIOLATION ADDRESS: 2020 GLASS LN, BLDG# 4

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

PARCEL #: 05-29-16-01833-000-0020

DATE OF INSPECTION: 7/29/2025 8:10:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.


Catherine Reese

STATE OF FLORIDA
COUNTY OF PINELLAS

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notarization on this 21st day of August, 2025, by Catherine Reese.

☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

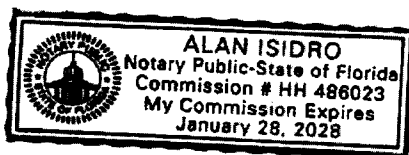
Type of Identification


(Notary Signature)

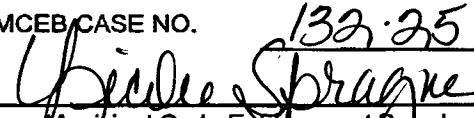
ALAN ISIDRO

Name of Notary (typed, printed, stamped)

FILED THIS 21 DAY OF AUGUST, 20 25



MCEB CASE NO.

132:25

Secretary, Municipal Code Enforcement Board



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-01020

COLUMBIA CLEARWATER LLC
125 HIGH ST FL 27 FL
BOSTON, MA 02110

ADDRESS OR LOCATION OF VIOLATION: **2020 GLASS LN, BLDG# 4**

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/17/2025

PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The city does not have a permit for the replacement of the siding on Bldg#4

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/9/2025. 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.

Catherine Reese

Code Inspector

DATE MAILED: 6/17/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727-224-7143
CC: 9589071052702276532831

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-01021

NAME OF VIOLATOR: COLUMBIA CLEARWATER LLC
MAILING ADDRESS: 125 HIGH ST FL 27 FL
BOSTON, MA 02110.

VIOLATION ADDRESS: 2028 GLASS LOOP, BLDG# 3

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

PARCEL #: 05-29-16-01833-000-0020

DATE OF INSPECTION: 7/29/2025 8:10:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

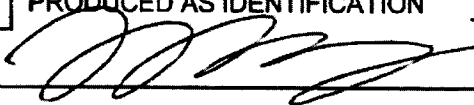
Article IV - 47.083(2) - Work commencing before permit issuance.


Catherine Reese

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 21st day of August, 2025, by Catherine Reese.

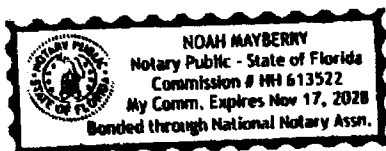
☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION


Type of Identification
(Notary Signature)

Noah Mayberry

Name of Notary (typed, printed, stamped)

FILED THIS 21st DAY OF August, 2025



MCEB CASE NO.

132-25
U. 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 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-01021

COLUMBIA CLEARWATER LLC
125 HIGH ST FL 27 FL
BOSTON, MA 02110.

ADDRESS OR LOCATION OF VIOLATION: **2028 GLASS LN, BLDG# 3**

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/17/2025

PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The city does not have any permit for the replacement of the siding on Bldg #4

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/9/2025. 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.

Catherine Reese

Code Inspector

DATE MAILED: 6/17/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727-224-7143
CC: 9589071052702276532848

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-02002

NAME OF VIOLATOR: COLUMBIA CLEARWATER LLC
MAILING ADDRESS: 125 HIGH ST FL 27 FL
BOSTON, MA 02110

VIOLATION ADDRESS: 2040 GLASS LOOP, BLDG# 2

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

PARCEL #: 05-29-16-01833-000-0020

DATE OF INSPECTION: 7/29/2025 8:11:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

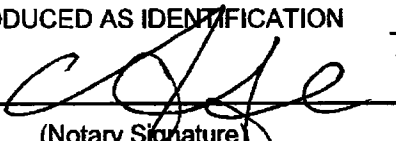

Catherine Reese

STATE OF FLORIDA
COUNTY OF PINELLAS

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notarization on this 21st day of August, 2025, by Catherine Reese.

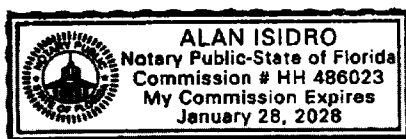
☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION

Type of Identification

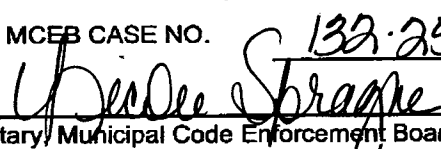

(Notary Signature)
ALAN ISIDRO

Name of Notary (typed, printed, stamped)

FILED THIS 21 DAY OF AUGUST, 2025



MCEB CASE NO.

132-25

Secretary, Municipal Code Enforcement Board



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756

TELEPHONE (727) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-02002

COLUMBIA CLEARWATER LLC
125 HIGH ST FL 27 FL
BOSTON, MA 02110

ADDRESS OR LOCATION OF VIOLATION: **2040 GLASS LOOP, BLDG# 2**

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/16/2025

PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The City does not have a permit for the replacement of the siding on Bldg #2

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO . 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 ADMININSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

Catherine Reese

Code Inspector

DATE MAILED: 6/17/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727-224-7143
CC: 9589071052702276532800

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: SWO2025-02004

NAME OF VIOLATOR: COLUMBIA CLEARWATER LLC
MAILING ADDRESS: 125 HIGH ST FL 27 FL
BOSTON, MA 02110

VIOLATION ADDRESS: 2048 GLASS LOOP, BLDG# 1

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

PARCEL #: 05-29-16-01833-000-0020

DATE OF INSPECTION: 7/29/2025 8:11:00 AM

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

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.



Catherine Reese

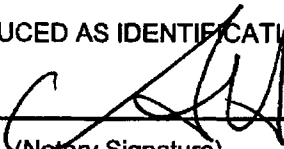
STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online
notarization on this 21st day of August, 2025, by Catherine Reese.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

Type of Identification


(Notary Signature)

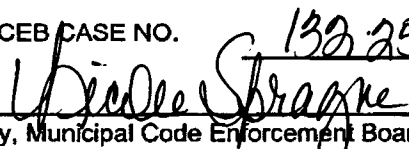
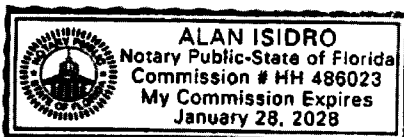
ALAN ISIDRO

Name of Notary (typed, printed, stamped)

FILED THIS 21 DAY OF AUGUST, 2025

MCEB CASE NO.

13225


Secretary, Municipal Code Enforcement Board



CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
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MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4567 FAX (727) 562-4576

NOTICE OF VIOLATION

SWO2025-02004

COLUMBIA CLEARWATER LLC
125 HIGH ST FL 27 FL
BOSTON, MA 02110

ADDRESS OR LOCATION OF VIOLATION: **2048 GLASS LOOP, BLDG# 1**

LEGAL DESCRIPTION: AVENTON CLEARWATER LOT 2

DATE OF INSPECTION: 06/17/2025

PARCEL: 05-29-16-01833-000-0020

Section of City Code violated:

4-203.A.1 - No person shall commence any construction, demolition, modification or renovation of a building or structure without first obtaining a building permit.

Article IV - 47.083(2) - Work commencing before permit issuance.

Specifically, PERMIT(S) MUST BE OBTAINED TO AVOID ANY FURTHER LEGAL ACTION; FINES UP TO \$250.00 PER DAY MAY BE IMPOSED FOR NON-COMPLIANCE.

The city does not have any permit for the replacement of the siding on Bldg #1

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/9/2025. 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.

Catherine Reese

Code Inspector

DATE MAILED: 6/17/2025
INSPECTOR: Catherine Reese
INSPECTOR TELEPHONE: 727-224-7143
CC: 9589071052702276532855

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)



Exhibit A

Parcel Summary (as of 21-Aug-2025)

Parcel Map

Parcel Number

05-29-16-01833-000-0020

Owner Name

COLUMBIA CLEARWATER LLC

Property Use

0310 Apartments (50 units or more)

Site Address

2031 GLASS LOOP
CLEARWATER, FL 33763

Mailing Address

125 HIGH ST FL 27 FL
BOSTON, MA 02110-2704

Legal Description

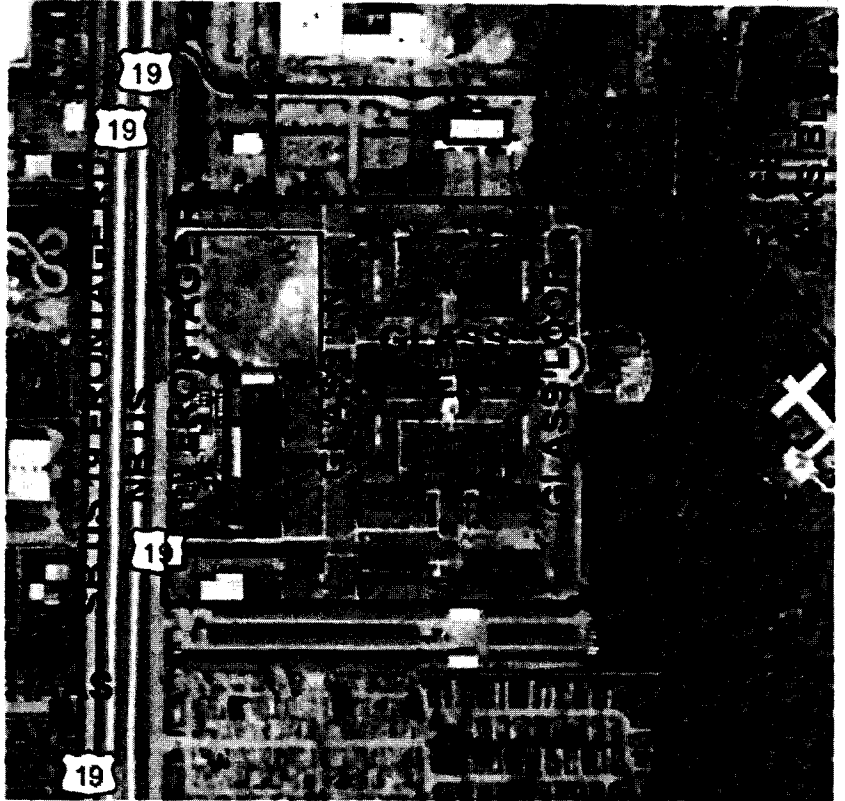
AVENTON CLEARWATER LOT 2

Current Tax District

CLEARWATER (CW)

Year Built

2023 | 2023 | 2024



Heated SF	Gross SF	Living Units	Buildings
419,956	513,938	396	3

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2026	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).
2025	No	0%		
2024	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
22974/2026	Find Comps	268.13	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	145/40

2025 Preliminary Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$105,000,000	\$105,000,000	\$105,000,000	\$105,000,000	\$105,000,000

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	\$52,500,000	\$52,500,000	\$52,500,000	\$52,500,000	\$52,500,000
2023	N	\$13,188,982	\$13,188,982	\$13,188,982	\$13,188,982	\$13,188,982
2022	N	\$13,188,982	\$13,188,982	\$13,188,982	\$13,188,982	\$13,188,982