

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: PNU2025-01298

NAME OF VIOLATOR: GREG 16 LLC
MAILING ADDRESS: 701 N WEST SHORE BLVD STE 220
TAMPA, FL, 33609

VIOLATION ADDRESS: 721 MANDALAY AVE

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

PARCEL #: 05-29-15-54666-013-0060

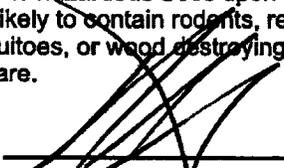
DATE OF INSPECTION: 10/16/2025 1:28:00 PM

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

3-1503.B.7. - ****Nuisance Overgrowth**** Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12") inches, or the accumulation of debris upon property within the City of Clearwater.

3-1503.B.8. - ****UNMAINTAINED RIGHT-OF-WAY**** The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curblin e or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.

3-1503.B.5.A. - ****Accumulation and Placement of Nuisances**** An accumulation of weeds, debris, trash garden trash, junk, untended growth of vegetation or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any property to the extent and manner that such property contains or is likely to contain rodents, reptiles, or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood destroying insects, or otherwise threatens the public health, safety or welfare.



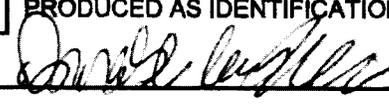
Kevin Mattocks

STATE OF FLORIDA
COUNTY OF PINELLAS

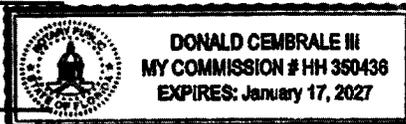
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 12th day of November, 2025, by Kevin Mattocks.

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

Type of Identification



(Notary Signature)



Name of Notary (typed, printed, stamped)

FILED THIS 19 DAY OF November, 2025

MCEB CASE NO.

196-25

Chinde 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

Lot Clearing Notice of Violation

GREG 16 LLC
701 N WEST SHORE BLVD STE 220
TAMPA, FL, 33609

PNU2025-01298

RECEIVED

OCT 27 2025

ADDRESS OR LOCATION OF VIOLATION: 721 MANDALAY AVE

PARCEL: 05-29-15-54685-013-0080

LEGAL DESCRIPTION: MANDALAY SUB BLK 13, LOT 8

CITY CLERK DEPARTMENT

DATE OF INSPECTION: 10/16/2025

An inspection of this property discloses and it has been found and determined that a lot clearing violation exists on this property and/or public right-of-way abutting this property constituting a violation of:

- Section 3-1503.B.7. which constitutes: Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than twelve (12) inches, or the accumulation of debris upon property within the City of Clearwater.
- Section 3-1503.B.8. which constitutes: The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curbline or edge of pavement of an improved right-of-way or private accessway or roadway by more than four (4) inches.
- Section 3-1503.B.10. which constitutes: The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight (8) feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
- Section 3-1503.B.5.a. which constitutes: Any accumulation of weeds, debris, trash, garden trash, junk, untended growth of vegetation, or undergrowth of dead or living vegetation or hazardous swimming pools, or hazardous trees upon any private property, or on any public property without authorization to the extent and manner that such property contains or is likely to contain rodents, reptiles or other vermin, or furnishes a breeding place for flies, mosquitoes, or wood-destroying insects, or otherwise threatens the public health, safety or welfare.

Specifically: Overgrowth: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. To avoid further action and/or fines, please clear any overgrowth/weeds/debris/brush/grass over 12", including edging weeds from any curbs, and any trash/debris etc, from the property by compliance date, and maintain on a regular basis. If you have any questions, please call Kevin Mattocks 727-580-2511.

THIS VIOLATION SHALL BE CORRECTED BY 11/6/2025

You are to remedy the above described condition by the above-described correction date. If you do not remedy the condition by the above-described date then a public hearing will be held on Wednesday, 11/19/2025, at 1:30 p.m. before the Municipal Code Enforcement Board in the Council Chambers, Clearwater Main Library, 100 N Osceola Ave, Clearwater, FL 33755 concerning the above described violation. Failure to appear may result in the Board proceeding in your absence.

NOV_LotClearing



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

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 above are corrected prior to the Board hearing if compliance is met after the compliance date set forth above.

Should you be found in violation of the City Code, the Municipal Code Enforcement Board has the power by law to allow the City to make all reasonable repairs which are required to bring the property into compliance and charge you with the reasonable cost of the repairs along with daily fines which may become a lien on all non-exempt real and personal property you own.

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 below.

Kevin Mattocks Code Inspector

727-444-7744

kevin.mattocks@myclearwater.com

Date Printed: 10/27/2025

NOV_LotClearing

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

RECEIVED

OCT 27 2025

City Case Number: PNU2025-01298

Site of Violation: 721 MANDALAY AVE

CITY CLERK DEPARTMENT

1. Kevin Mattocks, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 27th day of October, 2025, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 721 MANDALAY AVE, Clearwater, Florida.

 Kevin Mattocks Code Inspector
 727-444-7744
 Kevin.Mattocks@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

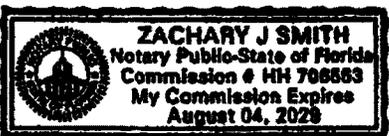
SWORN AND SUBSCRIBED before me by means of physical presence or _____ online notarization on this 27th day of October, 2025, by Kevin Mattocks.

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

Type of Identification

(Notary Signature)
Zachary J. Smith

Name of Notary (typed, printed, stamped)





Parcel Summary (as of 12-Nov-2025)

Parcel Map

Parcel Number

05-29-15-54666-013-0060

Owner Name

GREG 16 LLC

Property Use

0000 Vacant Residential - lot & acreage less than 5 acres

Site Address

721 MANDALAY AVE
CLEARWATER, FL 33767

Mailing Address

701 N WEST SHORE BLVD STE 220
TAMPA, FL 33609-1122

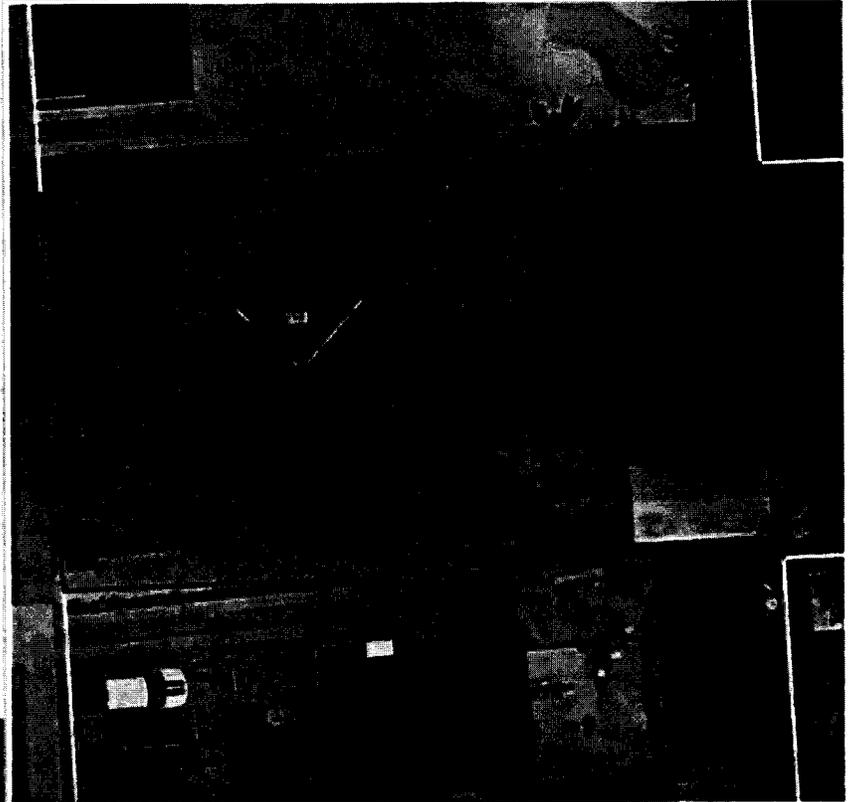
Legal Description

MANDALAY SUB BLK 13, LOT 6

Current Tax District

CLEARWATER (CW)

Year Built



Living SF	Gross SF	Living Units	Buildings
			0

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
23178/1340	\$537,300	<u>260.04</u>	A	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	14/32

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$455,035	\$455,035	\$455,035	\$455,035	\$455,035

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	\$575,055	\$575,055	\$575,055	\$575,055	\$575,055
2023	N	\$553,490	\$481,515	\$481,515	\$553,490	\$481,515
2022	N	\$536,999	\$437,741	\$437,741	\$536,999	\$437,741
2021	N	\$397,946	\$397,946	\$397,946	\$397,946	\$397,946
2020	N	\$391,350	\$391,350	\$391,350	\$391,350	\$391,350