

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: PNU2023-00520

NAME OF VIOLATOR: GLOZAL VILLAGE LLC
REBUS SALUS LLC
MAILING ADDRESS: 819 N SAPODILLA AVE
WEST PALM BEACH, FL 33401-3602

VIOLATION ADDRESS: 1510 BARRY RD

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

PARCEL #: 23-29-15-00000-210-0100

DATE OF INSPECTION: 8/15/2023 10:55:00 AM

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

3-1503.B.6. - **INOPERATIVE VEHICLE/OUTDOOR STORAGE/NUISANCE** Except as provided in section 3-1506, the outdoor storage of all or part of any dismantled, partially dismantled, inoperative or discarded vehicle, recreational vehicle, machinery, appliance, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, bicycle, or scrap metal, on any public or private property, or of any abandoned vehicle, recreational vehicle, farm equipment, aircraft, boat, personal watercraft, trailer, truck, or motorcycle on any private property, within the city limits. This provision shall not apply to any vehicle, recreational vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.


David Jehnzen

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of X physical presence or _____ online notarization on this 17th day of August, 2023, by David Jehnzen.

PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

Allie Stewart Type of Identification

(Notary Signature)
Allie Stewart



Name of Notary (typed, printed, stamped)

FILED THIS 17 DAY OF August, 2023

MCEB CASE NO. 113-23

Whilee Sprague Affidavit_Req4Hearing



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

INOPERATIVE VEHICLE / OUTDOOR STORAGE NOTICE OF VIOLATION

PNU2023-00520

Property Owner:

GLOZAL VILLAGE LLC
REBUS SALUS LLC
819 N SAPODILLA AVE
WEST PALM BEACH, FL 33401-3602

LOCATION OF VIOLATION: 1510 BARRY RD

Parcel #: 23-29-15-00000-210-0100

LEGAL DESCRIPTION: BEG 1704.13FT E OF NW COR OF SEC RUN E 330.05FT S 242.38FT W 33FT S 12.69FT W 297.57FT N 255.07FT TO POB

INSPECTION DATE: 07/25/2023

An inspection of this property discloses and it has been found and determined, that an inoperable vehicle or outdoor storage violation exists on this property constituting a violation of Section 3-1503.B.6. which constitutes: Except as provided in section 3-1506., the outdoor storage of all or part of any dismantled, partially dismantled, inoperable (Inoperable means not in working condition as designed, or not capable of being operated lawfully.) or discarded vehicle, recreational vehicle, machinery, appliance, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, bicycle, or scrap metal, on any public or private property, or of any abandoned vehicle, recreational vehicle, farm equipment, aircraft, boat, personal watercraft, trailer, truck, or motorcycle on any private property, within the city limits. This provision shall not apply to any vehicle, recreational vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment. This violation constitutes a nuisance as defined in Section 8-102.

Specifically: Inoperable Vehicles

During a recent inspection, the above listed condition(s) existed at this property, and must be addressed in accordance with property maintenance ordinances. All vehicles parked or stored outdoors (including carports) must display current registration, have inflated tires, and be street operable, or they should be removed from the property or kept in the garage. Inoperable is defined by the city as not in working condition as designed, or not capable of being operated lawfully. Please bring into compliance by compliance date to avoid further action and/or fines. Any vehicle under a cover must have the registration exposed. **ENCLOSED HAULING TRAILER W/MISSING TIRES MUST BE REMOVED FROM PROPERTY.** Thank you.

THIS VIOLATION SHALL BE CORRECTED BY 8/8/2023

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, 9/27/2023, at 1:30 p.m. before the Municipal Code Enforcement Board in the Council Chambers, Clearwater Main Library, at 100 N Osceola Ave, Clearwater, Florida 33755, concerning the above described violation. 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 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.



Inspector: David Jehnzen
Inspector Phone: 727-562-4711

Date Mailed: 7/25/2023

Section 3-1503. - Nuisances.

- A. No person owning, leasing, operating, occupying or having control of any premises within the city shall maintain, keep or permit any nuisance affecting the citizens of the city.
- B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance:
 1. A condition or use that causes a substantial diminution of value of property in the vicinity of the condition or use.
 2. Buildings which are abandoned, boarded up for a period of six months, partially destroyed for any period of time, or left for a period of three months in a state of partial construction, provided that any unfinished building or structure which has been under construction six months or more shall be deemed and presumed to have been left for an unreasonably long period of time in the sense of this subsection.
 3. Any attractive nuisance dangerous to children in the form of abandoned or broken equipment, accessible artificial bodies of water, excavations, or neglected machinery.
 4. Overt blocking of drainage pipes, ditches, channels, and streams, so as to cause flooding and adversely affect surrounding property.
 5. Accumulation and placement of nuisances.
 - a. 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.
 - b. The placement of trash, debris or other items on public property without authorization.
 6. Except as provided in section 3-1506, the outdoor storage of all or part of any dismantled, partially dismantled, inoperative or discarded vehicle, recreational vehicle, machinery, appliance, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, bicycle, or scrap metal, on any public or private property, or of any abandoned vehicle, recreational vehicle, farm equipment, aircraft, boat, personal watercraft, trailer, truck, or motorcycle on any private property, within the city limits. This provision shall not apply to any vehicle, recreational vehicle, machinery, farm equipment, aircraft, construction equipment, boat, personal watercraft, trailer, truck, motorcycle, or bicycle which is located on the premises of a lawfully established storage yard or which is on the premises of a lawfully established vehicle service establishment and is in the process of repair or maintenance by that establishment.

7. Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than 12 inches, or the accumulation of debris upon property within the City of Clearwater.
8. 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, curblineline or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.
9. Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.
10. 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 feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
11. Any shopping carts, as defined in Florida Statutes Section 506.502(10), as amended from time to time, or parts of such carts, which are abandoned on public property including but not limited to streets, sidewalks, public rights-of-way, bus stops, municipal parking lots, parks, and similar places owned, leased, or operated by any public body, or are abandoned on private property where said carts or parts thereof are visible from public property may be removed by the city manager or designee. Such shopping carts or parts thereof shall be impounded and stored by the city at an appropriate location. Whenever the city shall impound a shopping cart of [or] part thereof containing identification of ownership or right to possession, a notice shall be sent by ordinary mail to such person advising that the shopping cart of [or] part thereof may be redeemed within thirty days upon payment of costs for removal and storage. Any shopping cart or part thereof so held shall be returned to its owner or person having right of possession upon proof of ownership or right to possession and payment of costs for removal and storage. If not claimed, a shopping cart or part thereof may be sold, destroyed, or otherwise disposed of by the city 31 days following impoundment. This section shall not be applicable to:
 - a. Shopping carts or parts thereof which are located on private property and are completely enclosed within a building where they are not visible from public property;
 - b. Shopping carts which are stored in a lawful manner on public or private property owned or leased by a retail business in connection with which the shopping carts are authorized to be used;
 - c.

Shopping carts or parts thereof which are stored in a lawful manner on private property in connection with the business of a licensed dismantler or junk dealer when such storage is necessary to the operation of a lawfully conducted business.

12. *Newsracks and vending machines.* Any newsrack on public property not in compliance with the provisions of section 3-909, other than subsection 3-909(A)(5), or any newsrack or vending machine installed, used or maintained at a location which constitutes an imminent danger or safety hazard to pedestrians or vehicles or otherwise unreasonably interferes with the safe use of any public right-of-way.
13. *Seawalls.* Any seawall in a condition where the structural integrity is not maintained.
14. *Graffiti.* Graffiti on any wall, post, column, or other building or structure, or to a tree, or other exterior surface, publicly or privately owned, within the City of Clearwater.

C. Violations of this Section may be enforced by action before the municipal code enforcement board as "nuisance cases" or "non-nuisance cases" pursuant to the corresponding procedures set forth in Section 7-102, or by citation pursuant to Code of Ordinances Section 1.12.

(Ord. No. 6417-99, § 9, 8-19-99; Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6573-00, § 2, 8-3-00; Ord. No. 6928-02, §§ 76—79, 5-2-02; Ord. No. 7449-05, §§ 21—23, 12-15-05; Ord. No. 7605-06, § 27, 4-20-06; Ord. No. 8211-10, § 12, 10-5-10)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number:
PN02023-00520

Site of Violation: 1510 BARRY RD

RECEIVED

JUL 27 2023

CITY CLERK DEPARTMENT

1. David Jehnzen, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 25th day of July, 2023, a copy of the attached Notice of Violation was posted at City of Clearwater Offices, 600 Cleveland St., 6th Floor, Clearwater, Florida and at 1510 BARRY RD, Clearwater, Florida.

[Signature]
 David Jehnzen Code Inspector
 727-562-4711
 david.jehnzen@myclearwater.com

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 25th day of July, 2023, by David Jehnzen.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Allie Stewart Type of Identification

(Notary Signature)

Allie Stewart

Name of Notary (typed, printed, stamped)



23-29-15-00000-210-0100

Compact Property Record Card

Tax Estimator

Updated August 17, 2023

Email Print

Radius Search

FEMA/WLM

Ownership/Mailing Address Change Mailing Address	Site Address
GLOZAL VILLAGE LLC REBUS SALUS LLC 819 N SAPODILLA AVE WEST PALM BEACH FL 33401-3602	1510 BARRY RD CLEARWATER



Property Use: 7456 (ALF (10 or more units)) Current Tax District: CLEARWATER (CW) Total Heated SF: 26,238 Total Gross SF: 33,175

[click here to hide] Legal Description

PART OF NW 1/4 OF SEC 23- 29-15 DESC AS FROM NW SEC COR TH S89D03'13"E 1374.07FT TH S00D02'03"E 33FT ALG E R/W OF HIGHLAND AVE TH S89D03'13"E 330.06FT FOR POB TH S89D03'13"E 330.05FT TH S00D10'16"E 209.38FT TH N89D01'30"W 33FT TH S00D 10'16"E 12.69FT TH N89D03' 13"W 297.57FT ALG N'LY R/W OF BARRY ST TH N00D02'03"W 222.04FT TO POB TOGETHER WITH E 297.05FT OF N 33FT OF NW 1 4 OF NE 1.4 OF NW 1/4 OF SD SEC CONT 1.9AC(C)

File for Homestead Exemption			2023 Parcel Use	
Exemption	2023	2024		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	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)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
22258/2183	Sales Query	121030265011	NON EVAC	Current FEMA Maps	

2023 Preliminary Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2023	\$2,335,026	\$2,335,026	\$2,335,026	\$2,335,026	\$2,335,026

[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
2022	No	\$2,171,222	\$1,039,686	\$1,039,686	\$2,171,222	\$1,039,686
2021	No	\$945,169	\$945,169	\$945,169	\$945,169	\$945,169
2020	No	\$886,275	\$886,275	\$886,275	\$886,275	\$886,275
2019	No	\$876,727	\$876,727	\$876,727	\$876,727	\$876,727
2018	No	\$806,545	\$806,545	\$806,545	\$806,545	\$806,545
2017	No	\$773,568	\$773,568	\$773,568	\$773,568	\$773,568
2016	No	\$765,734	\$765,734	\$765,734	\$765,734	\$765,734
2015	No	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000
2014	No	\$829,900	\$829,900	\$829,900	\$829,900	\$829,900
2013	No	\$795,000	\$795,000	\$795,000	\$795,000	\$795,000
2012	No	\$860,000	\$860,000	\$860,000	\$860,000	\$860,000
2011	No	\$902,000	\$902,000	\$902,000	\$902,000	\$902,000
2010	No	\$950,000	\$950,000	\$950,000	\$950,000	\$950,000
2009	No	\$1,025,000	\$1,025,000	\$1,025,000	\$1,025,000	\$1,025,000
2008	No	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000	\$1,100,000
2007	No	\$1,090,000	\$1,090,000	\$1,090,000	N/A	\$1,090,000
2006	No	\$975,000	\$975,000	\$975,000	N/A	\$975,000
2005	No	\$890,000	\$890,000	\$890,000	N/A	\$890,000
2004	No	\$825,000	\$825,000	\$825,000	N/A	\$825,000
2003	No	\$781,000	\$781,000	\$781,000	N/A	\$781,000
2002	No	\$781,000	\$781,000	\$781,000	N/A	\$781,000
2001	No	\$781,100	\$781,100	\$781,100	N/A	\$781,100
2000	No	\$888,100	\$888,100	\$888,100	N/A	\$888,100
1999	No	\$1,067,000	\$1,067,000	\$1,067,000	N/A	\$1,067,000
1998	No	\$1,066,600	\$1,066,600	\$1,066,600	N/A	\$1,066,600
1997	No	\$916,300	\$916,300	\$916,300	N/A	\$916,300
1996	No	\$899,900	\$899,900	\$899,900	N/A	\$899,900

2022 Tax Information

2022 Tax Bill	Tax District: CW
2022 Final Millage Rate	19.3921

Ranked Sales (What are Ranked Sales?) See all transactions

Sale Date	Book/Page	Price	Q/U	V/I
28 Jun 2022	22129 / 2628	\$1,700,000	M	I