

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

Owner: TSETSE LLC
610 Mandalay
Clearwater, FL 33767

Violation Address: 314 N Garden Ave
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(s) of Section(s) **3-1502.B, 3-1503.B5.A, B.6, B.7, 3-1403.B.1** of the City of Clearwater Code. (See attached Affidavit(s) of Repeat 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 and 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.

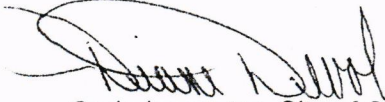
The case shall be presented to the Board even if the violation(s) described in the attached Affidavit(s) of Repeat Violation is/are corrected prior to the Board hearing.

Should you be found to have committed a repeat violation of the City Code, the Municipal Code Enforcement Board has the power by law to levy fines of up to \$500 a day against you and your property for every day each violation continues beyond the date of notice to you of the repeat violation(s).

A repeat violation is a violation of a provision of a Code or Ordinance by a person whom the Code Enforcement Board previously found to have violated the same provision within five (5) years prior to the violation.

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 violation(s) or if the violation(s) is/are corrected prior to the hearing, please contact the Inspector whose name appears on the Affidavit of Repeat 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

City Case Number: PNU2018-00761

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

VIOLATION ADDRESS: 314 N GARDEN AVE

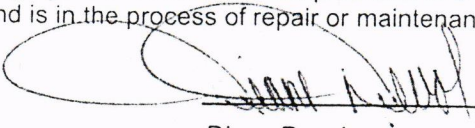
LEGAL DESCRIPTION OF PROPERTY: See "Exhibit "A", Pinellas County Property Records Printout, attached, for legal description

PARCEL #: 09-29-15-44352-003-0060

DATE OF INSPECTION: 5/3/2018 10:49:00 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.


Diane Devol

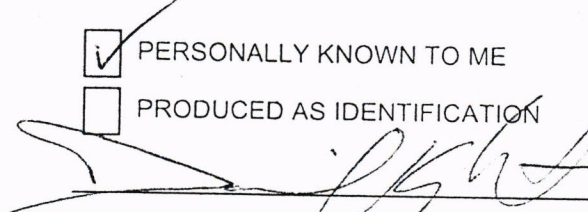
STATE OF FLORIDA
COUNTY OF PINELLAS

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

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

N/A
Type of Identification


(Notary Signature)

Daniel Knight
Name of Notary (typed, printed, stamped)

FILED THIS 31 DAY OF July, 2018

MCEB CASE NO.

132-18

Wade Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF REPEAT VIOLATION AND REQUEST FOR HEARING

CITY CASE NO: PNU2018-00762

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

VIOLATION ADDRESS: 314 N GARDEN AVE

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

PARCEL #: 09-29-15-44352-003-0060

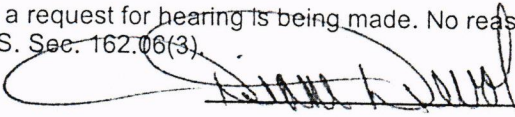
DATE OF INSPECTION: 5/3/2018 11:05:00 AM

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

3-1503.B.7. - **LOT CLEARING VIOLATION** 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.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.

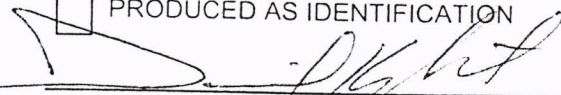
A repeat violation exists and a request for hearing is being made. No reasonable time to correct the violation is required per F.S.S. Sec. 162.06(3).


Diane Devol

STATE OF FLORIDA
COUNTY OF PINELLAS

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

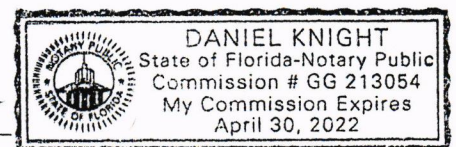
- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION


(Notary Signature)

n/a
Type of Identification

Daniel Knight
Name of Notary (typed, printed, stamped)

FILED THIS 31 DAY OF July, 2018



132-18

MCEB CASE NO.

Wade Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF REPEAT VIOLATION AND REQUEST FOR HEARING

CITY CASE NO: CDC2018-01335

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

VIOLATION ADDRESS: 314 N GARDEN AVE

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

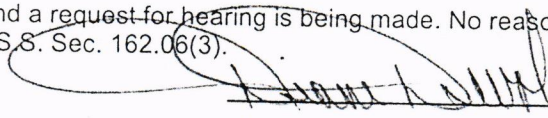
PARCEL #: 09-29-15-44352-003-0060

DATE OF INSPECTION: 5/3/2018 10:30:00 AM

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

3-1502.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. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. 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 in accord with manufacturer's specifications and otherwise treated in a consistent manner.

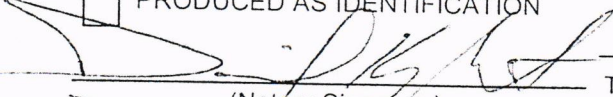
A repeat violation exists and a request for hearing is being made. No reasonable time to correct the violation is required per F.S.S. Sec. 162.06(3).


Diane Devol

STATE OF FLORIDA
COUNTY OF PINELLAS

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

- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION


(Notary Signature)

N/A
Type of Identification

Daniel Knight
Name of Notary (typed, printed, stamped)

FILED THIS 31 DAY OF July 2018



MCEB CASE NO.

132-18

Hilda Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF REPEAT VIOLATION AND REQUEST FOR HEARING

CITY CASE NO: CDC2018-01337

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

VIOLATION ADDRESS: 314 N GARDEN AVE

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

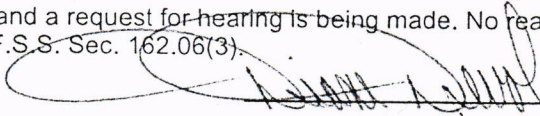
PARCEL #: 09-29-15-44352-003-0060

DATE OF INSPECTION: 6/15/2018 11:29:00 AM

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

3-1403.B.1. - **GRASS PARKING** No parking, displaying or storing of motor vehicles shall be permitted on any grass or other unpaved area unless specifically authorized in this Code.

A repeat violation exists and a request for hearing is being made. No reasonable time to correct the violation is required per F.S.S. Sec. 162.06(3).

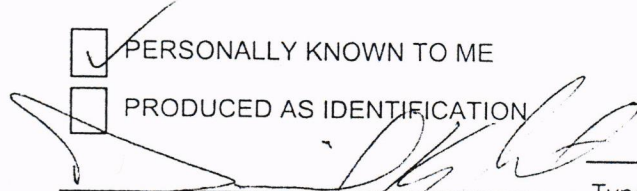

Diane Devol

STATE OF FLORIDA
COUNTY OF PINELLAS

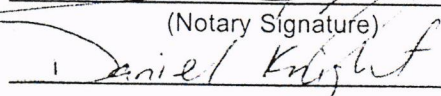
SWORN AND SUBSCRIBED before me on this 31th day of July, 2018, by Diane Devol.

☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

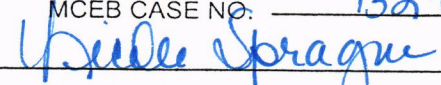

Type of Identification

(Notary Signature)


Name of Notary (typed, printed, stamped)

FILED THIS 31 DAY OF July, 2018

MCEB CASE NO: 132-18


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 Repeat Violation

TSETSE LLC
610 MANDALAY AVE
CLEARWATER, FL 33767-1632

CDC2018-01335

ADDRESS OR LOCATION OF VIOLATION: **314 N GARDEN AVE**

LEGAL DESCRIPTION: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER
HARBOR BLK 3, LOTS 6 THRU 10 INCL & VAC ST ADJ TO N PER ORD 7896-07
OR 16086/1264 TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL
DESC BEG AT NE COR OF SD

DATE OF INSPECTION: 6/15/2018

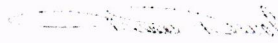
PARCEL: 09-29-15-44352-003-0060

Section of City Code Violated:

3-1502.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. Exterior surfaces shall be free of mildew; rust; loose material including peeling paint; and patching, painting or resurfacing shall be accomplished to match the existing or adjacent surfaces as to material, color, bond and joining. 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 in accord with manufacturer's specifications and otherwise treated in a consistent manner.

Specifically: The exteriors surfaces on the buildings are in need of repair. The all rotten wood must be removed and all areas must be repaired. Buildings must be pressure washed and peeling and/or faded paint must be removed and repainted to present a uniform appearance. This is considered a REPEAT VIOLATION due to the property at 1058 Sunset Point Rd. being found in violation of the same stated ordinances by the MCEB in May of 2018. Repeat violations are subject to immediate fine and fines will accrue on a daily basis until the property is brought into compliance.

THIS VIOLATION 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

Notice of Repeat Violation

TSETSE LLC
610 MANDALAY AVE
CLEARWATER, FL 33767-1632

PNU2018-00761

ADDRESS OR LOCATION OF VIOLATION: 314 N GARDEN AVE

LEGAL DESCRIPTION: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER
HARBOR BLK 3, LOTS 6 THRU 10 INCL & VAC ST ADJ TO N PER ORD 7896-07
OR 16086/1264 TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL
DESC BEG AT NE COR OF SD

DATE OF INSPECTION: 6/15/2018

PARCEL: 09-29-15-44352-003-0060

Section of City Code 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.

Specifically: All outdoor storage of all or part of any dismantled, inoperative or discarded vehicle, boat, personal watercraft, any abandoned vehicle; boat trailer and hauling trailers must be removed. This is considered a REPEAT VIOLATION due to the property at 1058 Sunset Point Rd. being found in violation of the same stated ordinances by the MCEB in May of 2018. Repeat violations are subject to immediate fine and fines will accrue on a daily basis until the property is brought into compliance.

THIS VIOLATION 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) 562-4755

Notice of Repeat Violation

TSETSE LLC
610 MANDALAY AVE
CLEARWATER, FL 33767-1632

CDC2018-01337

ADDRESS OR LOCATION OF VIOLATION: **314 N GARDEN AVE**

LEGAL DESCRIPTION: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER
HARBOR BLK 3, LOTS 6 THRU 10 INCL & VAC ST ADJ TO N PER ORD 7896-07
OR 16086/1264 TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL
DESC BEG AT NE COR OF SD

DATE OF INSPECTION: 6/15/2018

PARCEL: 09-29-15-44352-003-0060

Section of City Code Violated:

3-1403.B.1. - **GRASS PARKING** No parking, displaying or storing of motor vehicles shall be permitted on any grass or other unpaved area unless specifically authorized in this Code.

Specifically: No parking, displaying or storing of motor vehicles shall be permitted on any grass or unpaved areas. All vehicles must be removed from the grass area and continue to be maintained as a vacant grassy area at all times. This is considered a REPEAT VIOLATION due to the property at 1058 Sunset Point Rd. being found in violation of the same stated ordinance by the MCEB in May of 2018. Repeat violations are subject to immediate fine and fines will accrue on a daily basis until the property is brought into compliance.

THIS VIOLATION 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) 562-4755

Notice of Repeat Violation

TSETSE LLC
610 MANDALAY AVE
CLEARWATER, FL 33767-1632

PNU2018-00762

ADDRESS OR LOCATION OF VIOLATION: **314 N GARDEN AVE**

LEGAL DESCRIPTION: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER
HARBOR BLK 3, LOTS 6 THRU 10 INCL & VAC ST ADJ TO N PER ORD 7896-07
OR 16086/1264 TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL
DESC BEG AT NE COR OF SD

DATE OF INSPECTION: 6/15/2018

PARCEL: 09-29-15-44352-003-0060

Section of City Code Violated:

3-1503.B.7. - **LOT CLEARING VIOLATION** 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.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.

Specifically: There is an accumulation of trash and debris scattered throughout the entire parcel. Items include debris pile, wood pallets, trash from transient activity, and any other trash items. All items must be properly disposed of and removed from the property. Parcel must be maintained on a regular basis. This is considered a REPEAT VIOLATION due to the property at 1058 Sunset Point Rd. being found in violation of the same stated ordinances by the MCEB in May of 2018. Repeat violations are subject to immediate fine and fines will accrue on a daily basis until the property is brought into compliance.

THIS VIOLATION 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

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, curbline 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)

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.

Section 3-1403. - Parking lot surfaces.

- A. *Permanent surface.* Except as otherwise permitted in subsection (B) of this section, all unenclosed parking lots, spaces, vehicular accessways and driveways shall be improved with a permanent all-weather paving material which is graded to drain stormwater.
- B. *Grass surface.*
1. No parking, displaying, or storing of motor vehicles shall be permitted on any grass or other unpaved area unless specifically authorized in this section.
 2. Eighty-five percent of parking required for places of worship, outdoor recreational facilities and other uses as determined by the community development coordinator may have a durable grass or other permeable surface.
 3. Community gardens may provide parking spaces on the grass, provided that the grass parking areas are clearly identified, dedicated and maintained in a clean and un-deteriorated manner.
 4. All surface parking spaces provided in excess of the minimum required pursuant to Article 2 may be surfaced with reinforced grass or other permeable surface as approved by the City Engineer. However, all vehicular accessways and driveways for these excess parking spaces shall be improved in a manner consistent with Section 3-1403.A.
 5. The city manager or the community development coordinator may permit parking on the grass or other permeable surface for public purpose needs, including reducing stormwater impacts.
 6. Any grass parking areas must be a minimum of ten feet from any tree.

(Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6928-02, §§ 63, 64, 5-2-02; Ord. No. 7605-06, § 25, 4-20-06; Ord. No. 8654-15, § 22, 2-5-15; Ord. No. 8931-16, § 17, 9-1-16)

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

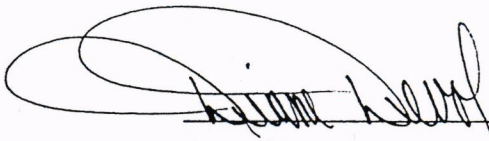
AFFIDAVIT OF POSTING

City Case Number: CDC2018-01337

Site of Violation: 314 N GARDEN AVE

OFFICIAL RECORDS AND
LEGISLATIVE SVCS DEPT.

1. Diane Devol, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 15th day of June, 2018, a copy of the attached Notice of Violation was posted at City Hall, 112 Osceola Ave., Clearwater, Florida and at 314 N GARDEN AVE, Clearwater, Florida.



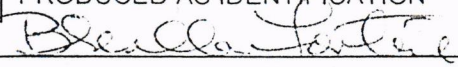
Diane Devol

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 15th day of June, 2018, by Diane Devol.

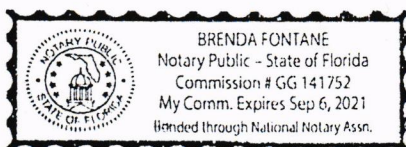
☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION



(Notary Signature) Type of Identification

Name of Notary (typed, printed, stamped)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

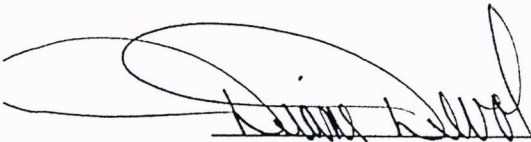
City Case Number: PNU2018-00762

Site of Violation: 314 N GARDEN AVE

RECEIVED

1. Diane Devol, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 15th day of June, 2018, a copy of the attached Notice of Violation was posted at City Hall, 112 Osceola Ave., Clearwater, Florida and at 314 N GARDEN AVE, Clearwater, Florida.

OFFICIAL RECORDS AND
LEGISLATIVE SERVICES

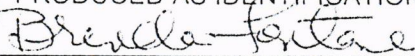


Diane Devol

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 15th day of June, 2018, by Diane Devol.

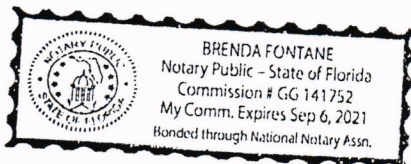
- ☒ PERSONALLY KNOWN TO ME
☐ PRODUCED AS IDENTIFICATION



Type of Identification

(Notary Signature)

Name of Notary (typed, printed, stamped)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

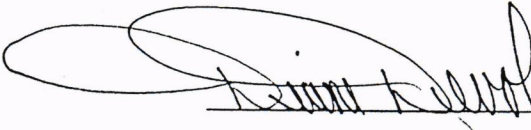
AFFIDAVIT OF POSTING

City Case Number: PNU2018-00761

Site of Violation: 314 N GARDEN AVE

OFFICIAL RECORDS & LEGISLATIVE SVCS DEPT

1. Diane Devol, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 15th day of June, 2018, a copy of the attached Notice of Violation was posted at City Hall, 112 Osceola Ave., Clearwater, Florida and at 314 N GARDEN AVE, Clearwater, Florida.



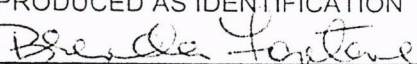
Diane Devol

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 15th day of June, 2018, by Diane Devol.

☒ PERSONALLY KNOWN TO ME

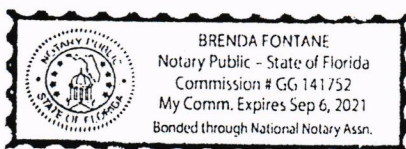
☐ PRODUCED AS IDENTIFICATION



(Notary Signature) Type of Identification



Name of Notary (typed, printed, stamped)



MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2018-01335

Site of Violation: 314 N GARDEN AVE

RECEIVED

JUN 15 2018

OFFICIAL RECORDS AND
LEGISLATIVE SVCS DEPT.

1. Diane Devol, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 15th day of June, 2018, a copy of the attached Notice of Violation was posted at City Hall, 112 Osceola Ave., Clearwater, Florida and at 314 N GARDEN AVE, Clearwater, Florida.



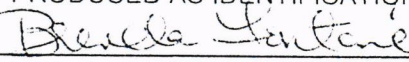
Diane Devol

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me on this 15th day of June, 2018, by Diane Devol.

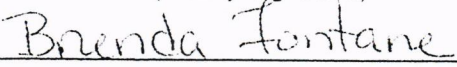
☒ PERSONALLY KNOWN TO ME

☐ PRODUCED AS IDENTIFICATION

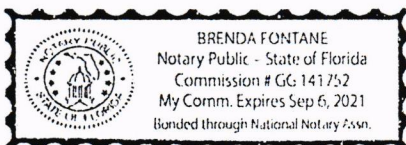


Type of Identification

(Notary Signature)



Name of Notary (typed, printed, stamped)



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

WM

09-29-15-44352-003-0060

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

314 N GARDEN AVE
CLEARWATER

Property Use: 4190 (Manufacturing Not Classified Elsewhere)

Total Heated SF: 1,900

Total Gross SF: 1,900

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

JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER HARBOR BLK 3, LOTS 6 THRU 10 INCL. & VAC ST ADJ TO N PER ORD 7896-07 OR 16086 1264 TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL DESC BEG AT NE COR OF SD LOT 6 TH S00D26°40'E 155FT TO SE COR OF LOT 6 TH N89D 56°40'W 353.03FT TO SW COR OF LOT 10 TH N00D37°45'W 79.94FT TH S89D46°49'E 116.49FT TH N04D33°37'W 108.3FT TH S89D48°20'E 244.77FT TH S00D26°40'E 30 FT TO POB

[File for Homestead Exemption](#)

2018 Parcel Use

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

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	111/13

2017 Final Value Information

Year	Just Market Value	Assessed Value / Non-HIX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	\$275,500	\$275,500	\$275,500	\$275,500	\$275,500

[\[click here to hide\] 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	\$275,500	\$275,500	\$275,500	\$275,500	\$275,500
2016	No	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000
2015	No	\$270,500	\$270,500	\$270,500	\$270,500	\$270,500
2014	No	\$264,200	\$264,200	\$264,200	\$264,200	\$264,200
2013	No	\$260,067	\$260,067	\$260,067	\$260,067	\$260,067
2012	No	\$259,500	\$259,500	\$259,500	\$259,500	\$259,500
2011	No	\$259,185	\$259,185	\$259,185	\$259,185	\$259,185
2010	No	\$402,170	\$402,170	\$402,170	\$402,170	\$402,170
2009	No	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
2008	No	\$755,000	\$755,000	\$755,000	\$755,000	\$755,000
2007	No	\$772,000	\$772,000	\$772,000	N/A	\$772,000
2006	No	\$805,700	\$805,700	\$805,700	N/A	\$805,700
2005	No	\$37,900	\$37,900	\$37,900	N/A	\$37,900
2004	No	\$31,100	\$31,100	\$31,100	N/A	\$31,100
2003	No	\$27,700	\$27,700	\$27,700	N/A	\$27,700
2002	No	\$27,700	\$27,700	\$27,700	N/A	\$27,700
2001	No	\$27,700	\$27,700	\$27,700	N/A	\$27,700
2000	No	\$27,700	\$27,700	\$27,700	N/A	\$27,700
1999	No	\$28,300	\$28,300	\$28,300	N/A	\$28,300
1998	No	\$28,300	\$28,300	\$28,300	N/A	\$28,300
1997	No	\$28,900	\$28,900	\$28,900	N/A	\$28,900
1996	No	\$28,900	\$28,900	\$28,900	N/A	\$28,900

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/C	Y/I
10 Feb 2006	14925 / 0366	\$3,974,000	U	1
	05603 / 1681	\$5,000	U	

2017 Land Information

Seawall: No

Frontage: None

View:

Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Light Manufacture (41)	0x0	6.25	52866.0000	1.0000	\$330,412	SF

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

Site Address: 314 N GARDEN AVE

Building Type: Warehouses

Quality: Average

Foundation: Continuous Footing

Floor System: Slab On Grade

Compact Property Record Card