

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

City Case Number: PNU2026-00261

NAME OF VIOLATOR: MATT ALLEN
1260 WELLINGTON LLC
MAILING ADDRESS: 2112 SUNNYDALE SUITE K
CLEARWATER, FL, 33765

VIOLATION ADDRESS: 1260 WELLINGTON DR

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

PARCEL #: 24-29-15-27018-000-1170

DATE OF INSPECTION: 6/10/2026 8:08:00 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

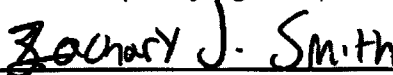
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 10th day of June, 2026, by David Jehnzen.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

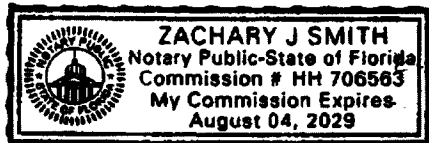


Type of Identification

(Notary Signature)




Name of Notary (typed, printed, stamped)



FILED THIS 10th DAY OF June, 2026

MCEB CASE NO. 158.26

Affidavit_Req4Hearing




CITY OF CLEARWATER

PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 1748, CLEARWATER, FLORIDA 33758-1748
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

PNU2026-00261

Property Owner:

1260 WELLINGTON LLC
2232 DELL RANGE RD STE 245
CHEYENNE, WY, 82009-4979

LOCATION OF VIOLATION: 1260 WELLINGTON DR

Parcel #: 24-29-15-27018-000-1170

LEGAL DESCRIPTION: FAIR OAKS 3RD ADD LOT 117

INSPECTION DATE: 03/31/2026

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, inoperative (Inoperative 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. Inoperative is defined by the city as not in working condition as designed, or not capable of being operated lawfully. Please bring into compliance by date to avoid further action and/or fines. Any vehicle under a cover must have the registration exposed. Thank you.

NUMEROUS UNREGISTERED COMMERCIAL VEHICLES ARE PRESENT ON THE PROPERTY.

THIS VIOLATION SHALL BE CORRECTED BY 4/14/2026

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, 4/22/2026, 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

"EQUAL EMPLOYMENT AND AFFIRMATIVE ACTION EMPLOYER"

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: 727-444-8716

Date Mailed: 3/31/2026

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.



Parcel Summary (as of 10-Jun-2026)

Parcel Number

24-29-15-27018-000-1170

Owner Name

1260 WELLINGTON LLC

Property Use

0000 Vacant Residential - lot & acreage less than 5 acres

Site Address

WELLINGTON DR
CLEARWATER, FL 33764

Mailing Address

2232 DELL RANGE RD STE 245
CHEYENNE, WY 82009-4979

Legal Description

FAIR OAKS 3RD ADD LOT 117

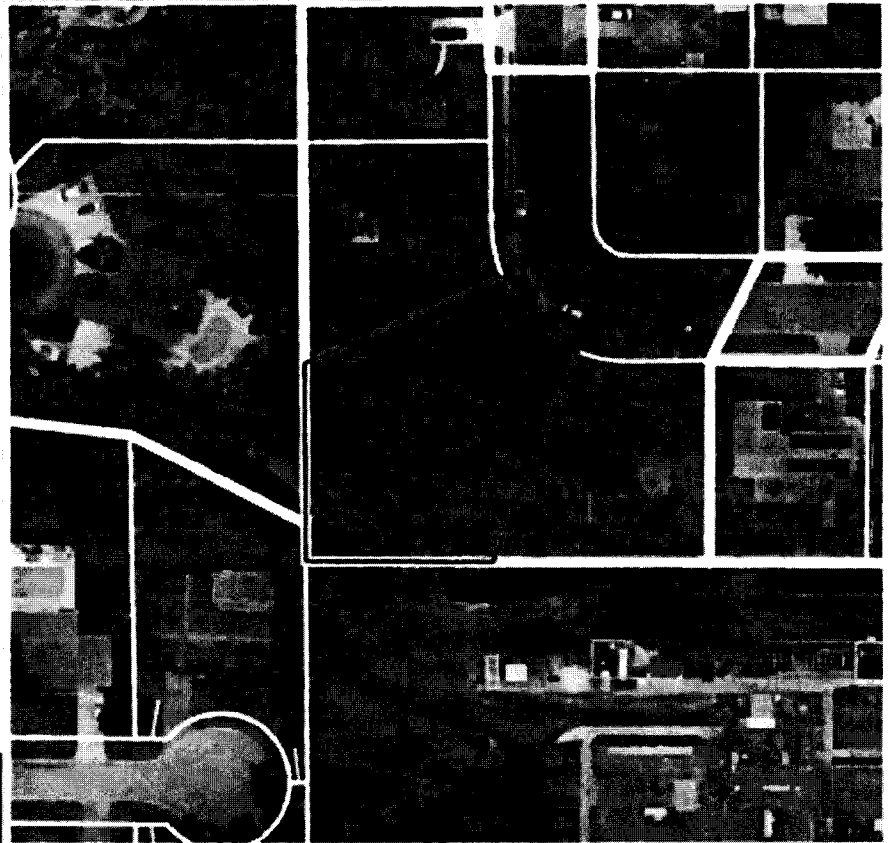
Current Tax District

CLEARWATER (CW)

Year Built

Living SF	Gross SF	Living Units	Buildings
			0

Parcel Map



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 Bk/Pg
22522/1834	\$171,100	<u>266.01</u>	<u>NON EVAC</u>	<u>Current FEMA Maps</u>	<u>Check for EC</u>	Zoning Map	52/38

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$145,066	\$145,066	\$145,066	\$145,066	\$145,066

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	\$176,888	\$176,888	\$176,888	\$176,888	\$176,888
2023	N	\$173,513	\$173,513	\$173,513	\$173,513	\$173,513
2022	N	\$173,656	\$173,656	\$173,656	\$173,656	\$173,656
2021	N	\$135,839	\$62,007	\$62,007	\$135,839	\$62,007
2020	N	\$112,386	\$56,370	\$56,370	\$112,386	\$56,370