

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 111-26**

**Certified Mail
May 15, 2026**

Owner: **AS Management LLC
1568 S Green Rd, Unit 21340
S Euclid, OH 44121-5318**

Violation Address: **618 Woodlawn St., Clearwater
21-29-15-06948-004-0290**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, June 24, 2026**, 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) **3-1502.B** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

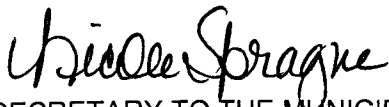
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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: CDC2025-01952

NAME OF VIOLATOR: AS MANAGEMENT LLC
MAILING ADDRESS: 1568 S GREEN RD UNIT 21340
S EUCLID, OH, 44121-5318

VIOLATION ADDRESS: 618 WOODLAWN ST

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

PARCEL #: 21-29-15-06948-004-0290

DATE OF INSPECTION: 2/2/2026 11:08:00 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.

3-1502.C.1. - ****DOOR AND WINDOW OPENINGS**** All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

DA

David Jehnzen

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 5th day of May, 2026, by David Jehnzen.

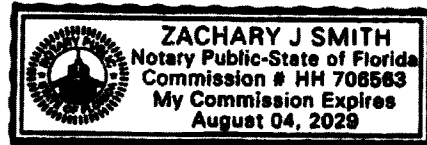
- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

Zach Smith

Type of Identification

(Notary Signature)

Zachary J. Smith



Name of Notary (typed, printed, stamped)

FILED THIS 5th DAY OF May, 2026

MCEB CASE NO.

111-26

Affidavit_Req4Hearing

Whitney Sprague



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 Violation

AS MANAGEMENT LLC
1568 S GREEN RD UNIT 21340
S EUCLID, OH, 44121-5318

CDC2025-01952

ADDRESS OR LOCATION OF VIOLATION: 618 WOODLAWN ST

LEGAL DESCRIPTION: BELLEAIR HIGHLANDS BLK D, LOTS 29 TO 32

DATE OF INSPECTION: 12/10/2025

PARCEL: 21-29-15-06948-004-0290

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.

3-1502.C.1. - **DOOR AND WINDOW OPENINGS** All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

Specifically: Exterior Surfaces: 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 address any visible mildew and/or dirt, peeling or failing paint and/or damaged exterior surfaces by the compliance date, and maintain the property on a regular basis. Thank you.

Door and Window Openings: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Window(s) and/or door(s) are in disrepair/boarded up and must be repaired and/or replaced. Thank you.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 1/10/2026. 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.

David Jehnzen Code Inspector
727-444-8716
david.jehnzen@myclearwater.com

Date Printed: 12/10/2025

NOV_PropOwn

Section 3-1502. - Property maintenance requirements.

- A. *Minimum building and fire code requirements.* All buildings shall be maintained in accordance with the Florida Building Code, the Florida Fire Prevention Code, and the International Property Maintenance 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

SENDER'S USE ONLY

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1.

AS Management LLC
 1568 S Green Rd Unit 21340
 S Euclid, OH. 44121-5318



9589 0710 5270 2724 6344 52

2. Article Number (Transfer from service label)

9589 0710 5270 2724 6344 52

A. Signature

X *CEL J*

- Agent
- Addressee

B. Received by (Printed Name)

CEL

C. Date of Delivery

12/20/2015

D. Is delivery address different from item 1? Yes
 If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

As
 All Restricted Delivery
 ®



Parcel Summary (as of 05-May-2026)

Parcel Map

Parcel Number

21-29-15-06948-004-0290

Owner Name

AS MANAGEMENT LLC

Property Use

0822 Apartments (5-9 units)

Site Address

618 WOODLAWN ST
CLEARWATER, FL 33756

Mailing Address

1568 S GREEN RD UNIT 21340
S EUCLID, OH 44121-5318

Legal Description

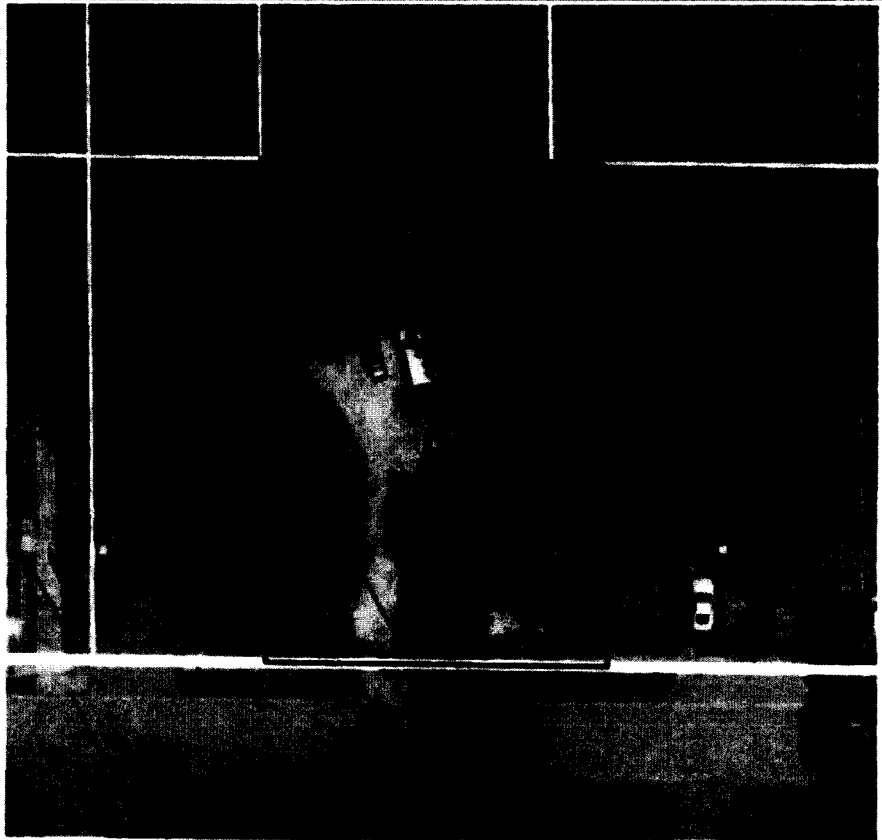
BELLEAIR HIGHLANDS BLK D, LOTS 29 TO 32

Current Tax District

CLEARWATER (CW)

Year Built

1956 | 1950 | 1950



Heated SF	Gross SF	Living Units	Buildings
3,112	2,203	5	3

Exemptions

Year	Proposed	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

Assessor's Parcel No.	Find Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat #/Pg
21782/2336	Find Comps	258.00	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	5/98

2025 Final Values

Year	Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$425,000	\$372,680	\$372,680	\$425,000	\$372,680

Value History (yellow indicates corrected value)

Year	Homestead Exemption	Int./Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2024	N	\$370,000	\$338,800	\$338,800	\$370,000	\$338,800
2023	N	\$325,000	\$308,000	\$308,000	\$325,000	\$308,000
2022	N	\$280,000	\$280,000	\$280,000	\$280,000	\$280,000
2021	N	\$175,000	\$163,330	\$163,330	\$175,000	\$163,330
2020	N	\$148,482	\$148,482	\$148,482	\$148,482	\$148,482