

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA
Case 182-25**

Certified Mail

November 7, 2025

Owner: **Gregory S Vass**
3104 Brigadoon Dr.
Clearwater, FL 33759-2945

Violation Address: **3104 Brigadoon Dr.**
08-29-16-11404-031-0040

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, December 17, 2025, 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: CDC2025-00753

NAME OF VIOLATOR: GREGORY S VASS
MAILING ADDRESS: 3104 BRIGADOON DR
CLEARWATER, FL, 33759-2945

VIOLATION ADDRESS: 3104 BRIGADOON DR

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

PARCEL #: 08-29-16-11404-031-0040

DATE OF INSPECTION: 4/11/2025 2:55:00 PM

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.

Jarrid Daniels
Jarrid Daniels

STATE OF FLORIDA
COUNTY OF PINELLAS

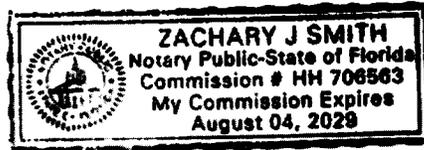
SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 31st day of October, 2025, by Jarrid Daniels.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION

Type of Identification

Zachary J. Smith

(Notary Signature)



Zachary J. Smith

Name of Notary (typed, printed, stamped)

FILED THIS 31st DAY OF October, 2025

MCEB CASE NO.

182-25
Updegraff 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

GREGORY S VASS
3104 BRIGADOON DR
CLEARWATER, FL 33759-2945

RECEIVED

MAY 21 2025

CDC2025-00753

CITY CLERK DEPARTMENT

ADDRESS OR LOCATION OF VIOLATION: 3104 BRIGADOON DR

LEGAL DESCRIPTION: BRIGADOON OF CLEARWATER BLK 31, LOT 4

DATE OF INSPECTION: 4/11/2025

PARCEL: 08-29-16-11404-031-0040

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: During a recent inspection, the above listed condition(s) existed at this property and must be addressed in accordance with property maintenance ordinances. Currently there are several exterior surfaces issues at your property. While the front looks good, in the rear of the residence there are several pieces of wood that have been recently replaced and need to be painted so they are protected from the elements. You also have some mildew/algae growing on the siding and your back patio. You also have a support post for your upstairs deck that appears to be rotting away and should be replaced. 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.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 6/21/2025. 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.

Jarrid Daniels Code Inspector
727-444-8835
jarrid.daniels@myclearwater.com

Date Printed: 5/21/2025

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

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

City Case Number: CDC2025-00753

Site of Violation: 3104 BRIGADOON DR

1. Jarrid Daniels, being first duly sworn, deposes and says:
2. That I am a Code Inspector employed by the City of Clearwater.
3. That on the 21st day of May, 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 3104 BRIGADOON DR, Clearwater, Florida.

Jarrid Daniels
 Jarrid Daniels Code Inspector
 727-444-8835
 jarrid.daniels@myclearwater.com

RECEIVED
 MAY 21 2025

CITY CLERK DEPARTMENT

STATE OF FLORIDA
 COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or online notarization on this 21st day of May, 2025, by Jarrid Daniels.

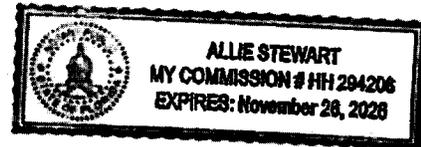
PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Allie Stewart _____
 Type of Identification

(Notary Signature)

Allie Stewart
 Name of Notary (typed, printed, stamped)





Parcel Summary (as of 31-Oct-2025) Parcel Map

Parcel Number
08-29-16-11404-031-0040

Owner Name
VASS, GREGORY S

Property Use
0133 Planned Unit Development

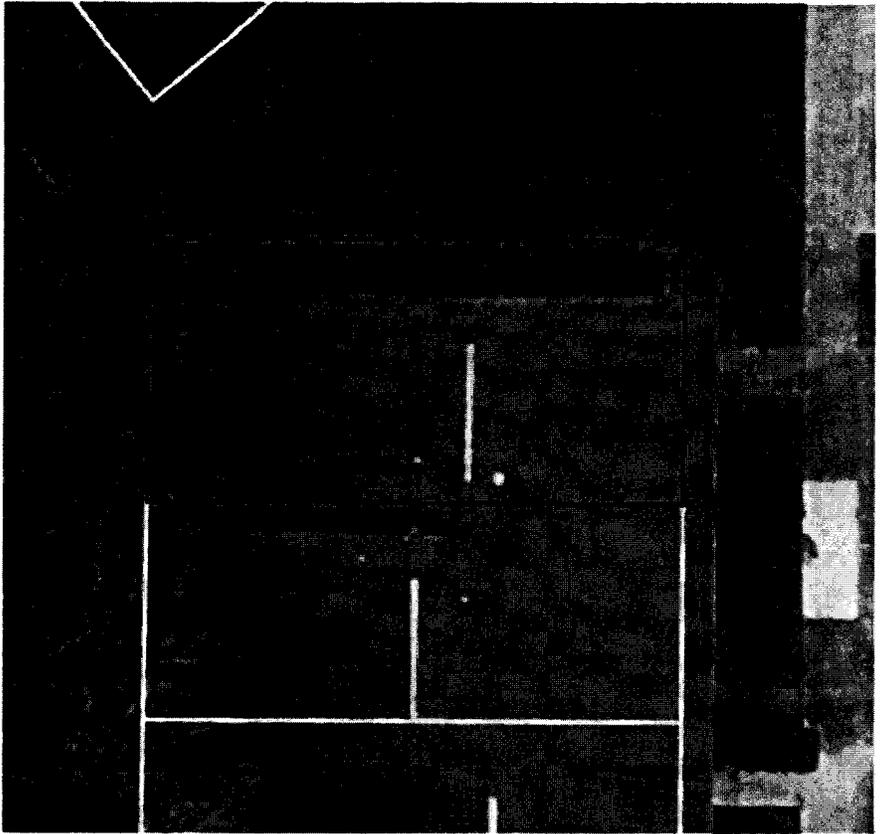
Site Address
3104 BRIGADOON DR
CLEARWATER, FL 33759

Mailing Address
3104 BRIGADOON DR
CLEARWATER, FL 33759-2945

Legal Description
BRIGADOON OF CLEARWATER BLK 31, LOT 4

Current Tax District
CLEARWATER (CW)

Year Built
1988



Living SF	Gross SF	Living Units	Buildings
1,024	1,024	1	1

Exemptions

Year	Homestead	Use %	Status
2027	Yes	100%	Assuming no ownership changes before Jan. 1, 2027.
2026	Yes	100%	Assuming no ownership changes before Jan. 1, 2026.
2025	Yes	100%	

Property Exemptions & Classifications

No Property Exemptions or Classifications found. Please note that Ownership Exemptions (Homestead, Senior, Widow/Widower, Veterans, First Responder, etc... will not display here).

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Zoning	Plat Bk/Pg
06736/1797	\$233,739	268.18	NON EVAC	Current FEMA Maps	Check for EC	Zoning Map	91/35

2025 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2025	\$198,678	\$54,823	\$25,000	\$29,823	\$25,000

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	Y	\$187,162	\$53,278	\$25,000	\$28,278	\$25,000
2023	Y	\$174,795	\$51,726	\$25,000	\$26,726	\$25,000
2022	Y	\$140,554	\$50,219	\$25,000	\$25,219	\$25,000
2021	Y	\$110,957	\$48,756	\$23,756	\$23,756	\$23,756
2020	Y	\$104,100	\$48,083	\$23,083	\$23,083	\$23,083