

**NOTICE OF HEARING  
MUNICIPAL CODE ENFORCEMENT BOARD  
CITY OF CLEARWATER, FLORIDA  
Case 94-24**

**Certified Mail**  
**June 28, 2024**

Owner: **Residence at Renaissance Square Condo**  
**4131 Gunn Hwy**  
**Tampa, FL 33618-8725**

Violation Address: **1216 S Missouri Ave. Common - 112**  
**22-29-15-74375-000-0001**

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, July 24, 2024, 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) **304.1, 304.1.4, and 304.13** 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: HOU2023-00064

NAME OF VIOLATOR: RESIDENCE AT RENAISSANCE SQUARE CONDO  
MAILING ADDRESS: ASSN INC  
4131 GUNN HWY  
TAMPA, FL 33618-8725

VIOLATION ADDRESS: 1216 S MISSOURI AVE  
COMMON-112

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

PARCEL #: 22-29-15-74375-000-0001

DATE OF INSPECTION: 2/15/2024 11:00:00 AM

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

SECTION 304  
EXTERIOR STRUCTURE

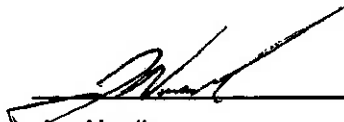
304.1 General. the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.

RAIN IS GETTING INTO THIS UNIT.

304.13 Window, skylight and door frames.  
Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

RAIN IS GETTING INTO THIS UNIT.

  
\_\_\_\_\_  
Jon Nardin

STATE OF FLORIDA  
COUNTY OF PINELLAS

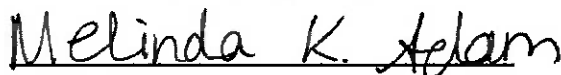
SWORN AND SUBSCRIBED before me by means of  physical presence or  online notarization on this 8th day of March, 2024, by Jon Nardin.

PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION \_\_\_\_\_

Type of Identification

  
\_\_\_\_\_  
(Notary Signature)

  
\_\_\_\_\_

Name of Notary (typed, printed, stamped)

FILED THIS 24<sup>th</sup> DAY OF June, 2024

MCEB CASE NO. 94-24

Heidi Sprague  
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) 562-4567 FAX (727) 562-4576

**HOU2023-00064**

## NOTICE OF VIOLATION

RESIDENCE AT RENAISSANCE SQUARE CONDO ASSN INC  
4131 GUNN HWY  
TAMPA, FL 33618-8725

Certified Mail Number: 9589 0710 5270 0186 8692  
52

**ADDRESS OR LOCATION OF VIOLATION: 1216 S MISSOURI AVE COMMON-112**  
**LEGAL DESCRIPTION: RESIDENCE AT RENAISSANCE SQUARE, THE CONDO COMMON ELEMENTS**

**DATE OF INSPECTION: 02/16/2024**

**PARCEL: 22-29-15-74375-000-0001**

**THE ABOVE NAMED LOCATION WAS INSPECTED THIS DAY AND FOUND TO BE IN VIOLATION OF THE FOLLOWING:**

City of Clearwater Chapter 47 and Section 3-1502A of the Community Development Code.

**NATURE OF VIOLATIONS: Failure to comply with Standard Housing Code Report dated 1/3/2024.**

THE VIOLATION(S) CITED ABOVE MUST BE CORRECTED PRIOR TO 04/01/2024. FAILURE TO CORRECT THE ABOVE LISTED VIOLATION(S) BY THE DATE INDICATED, OR RECCURENCE 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 ADMINSTRATIVE HEARING SHOULD THIS PERSON BE FOUND GUILTY OF THE VIOLATION.

  
\_\_\_\_\_  
Jon Nardin

Building Construction Technician

DATE MAILED: 2/16/2024  
INSPECTOR: Jon Nardin  
INSPECTOR TELEPHONE:  
CC: 0

## SECTION 304

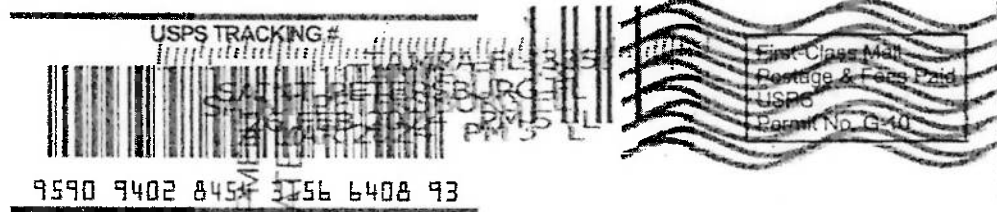
### EXTERIOR STRUCTURE

304.1 General. the exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

304.1.4. Siding and masonry joints including joints between the building envelope and the perimeter of windows, doors and skylights are not maintained, weather resistant or water tight.

304.13 Window, skylight and door frames.

Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

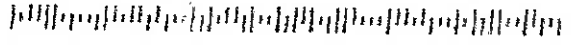


United States  
Postal Service  
RECEIVED  
MAR 07 2024

PLANNING & DEVELOPMENT  
CITY OF CLEARWATER

Sender: Please print your name, address, and ZIP+4® in this box\*  
 CITY OF CLEARWATER PLANNING & DEVELOPMENT  
 100 S. MYRTLE AVE, CLEARWATER, FL 33756  
 ATTN: UNSAFE BUILDING INSPECTOR  
 Jan Nardin  
 1216 N MISSOURI AVE #112  
 HO 2023-00064

9-552000



SENDER: COMPLETE THIS SECTION	COMPLETE THIS SECTION ON DELIVERY																
<ul style="list-style-type: none"> <li>Complete items 1, 2, and 3.</li> <li>Print your name and address on the reverse so that we can return the card to you.</li> <li>Attach this card to the back of the mailpiece, or on the front if space permits.</li> </ul>	<p>A. Signature  <input checked="" type="checkbox"/> Agent  <input type="checkbox"/> Addressee</p> <p>B. Received by (Printed Name)        J Nardin</p> <p>C. Date of Delivery        2/23/24</p>																
<p>1. Article Addressed to:        RESIDENCE AT RENAISSANCE SQUARE        CONDO ASSC. INC.        4131 GUNN HWY        TAMPA, FL 33756.</p>	<p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes        If YES, enter delivery address below: <input type="checkbox"/> No</p>																
<p>2 Article Number (Transfer from service label)        9590 9402 8454 3156 6408 93        9589 0710 5270 0186 8692 52</p>	<p>3. Service Type</p> <table border="0"> <tr> <td><input type="checkbox"/> Adult Signature</td> <td><input type="checkbox"/> Priority Mail Express®</td> </tr> <tr> <td><input type="checkbox"/> Adult Signature Restricted Delivery</td> <td><input type="checkbox"/> Registered Mail™</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail®</td> <td><input type="checkbox"/> Registered Mail Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Certified Mail Restricted Delivery</td> <td><input type="checkbox"/> Signature Confirmation™</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery</td> <td><input type="checkbox"/> Signature Confirmation Restricted Delivery</td> </tr> <tr> <td><input type="checkbox"/> Collect on Delivery Restricted Delivery</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)</td> <td></td> </tr> </table>	<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®	<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™	<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	<input type="checkbox"/> Collect on Delivery Restricted Delivery		<input type="checkbox"/> Insured Mail		<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)	
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Priority Mail Express®																
<input type="checkbox"/> Adult Signature Restricted Delivery	<input type="checkbox"/> Registered Mail™																
<input type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery																
<input type="checkbox"/> Certified Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation™																
<input type="checkbox"/> Collect on Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery																
<input type="checkbox"/> Collect on Delivery Restricted Delivery																	
<input type="checkbox"/> Insured Mail																	
<input type="checkbox"/> Insured Mail Restricted Delivery (over \$500)																	