



NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD

05/11/2023

GLOZAL VILLAGE LLC
3030 NORTH ROCKY POINT DR 150
TAMPA, FL 33607

Violation Address: 1510 BARRY RD
Parcel #23-29-15-00000-210-0100

UNS2021-00007

Dear Sir/Madam:

You are hereby formally notified that on Wednesday JULY 26TH, 2023, at 1:30 p.m. there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, Meeting Room A/B, in the Main Library at 100 North Osceola Avenue, Clearwater, Florida, concerning violation of Section 3-1502.A & 3-1503.B.2 of the Clearwater City Code, International Property Maintenance Code, Florida Building Code, or National Electric 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's 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.

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 or give an order for the City of Clearwater to rectify the violation by any reasonable means necessary.

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 on the Affidavit(s) of Violation.

The case may be presented to the Board even if the violations described in the attached Affidavit(s) of Violation are corrected prior to the Board hearing.

JASON CANTRELL

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 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: UNS2021-00007

NAME OF VIOLATOR: GLOZAL VILLAGE LLC REBUS SALUS LLC
MAILING ADDRESS: 819 N SAPODILLA AVE
WEST PALM BEACH, FL 33401-3602

VIOLATION ADDRESS: 1510 BARRY RD

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

PARCEL #: 23-29-15-00000-210-0100

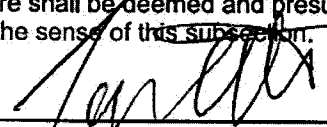
DATE OF INSPECTION: 6/27/2023 12:01:44 AM

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

Windows/doors have been removed allowing access. Sections of the structure have deteriorated to the point they are falling off and creating a hazard.

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.

3-1503. - Nuisances. B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance: 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.



Jason Cantrell

STATE OF FLORIDA
COUNTY OF PINELLAS

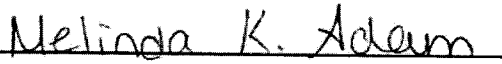
SWORN AND SUBSCRIBED before me by means of physical presence or _____ online notarization on this 29th day of June, 2023, by Jason Cantrell.

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION



(Notary Signature)

Type of Identification



Name of Notary (typed, printed, stamped)



FILED THIS 13th DAY OF July, 2023

MCEB CASE NO. 67-23

Wade 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

GLOZAL VILLAGE LLC REBUS SALUS LLC
819 N SAPODILLA AVE
WEST PALM BEACH, FL 33401-3602

May 11, 2023

NOTICE OF UNSAFE BUILDING

Case #: UNS2021-00007

CERTIFIED MAIL #: 70222410000157330287

LOCATION: 1510 BARRY RD

PARCEL NO: 23-29-15-00000-210-0100

LEGAL: BEG 1704.13FT E OF NW COR OF SEC RUN E 330.05FT S 242.38FT W 33FT S 12.69FT
W 297.57FT N 255.07FT TO POB

Dear Owners:

You are hereby notified that in accordance with the City of Clearwater Ordinances the above described property is declared unsafe and is creating a nuisance, and is therefore, subject to abatement, repair or demolition. Reference Division 15 - Property Maintenance Standards, of the Clearwater Community Development Code and the International Property Maintenance Code as adopted by the City of Clearwater, Florida.

It is in a deteriorated condition that creates a serious hazard to the health, safety and welfare of the public. Items that must be corrected include, but are not limited to, what is shown on the enclosed inspection report. All items on the attached report must be corrected.

You are hereby ordered to repair or demolish this structure within the limits of all building and zoning regulations. Should you elect to repair this structure, you are required to submit drawings showing how this is to be accomplished, secure all necessary permits, and commence work no later than seven (7) calendar days from receipt of this notice. Work is to be continued to completion within twenty (20) calendar days following issuance of the permit.

Work will be considered complete only upon the issuance of a certificate of completion (CoC). The city will give the utility companies (electric, water, gas, etc.) authorization to turn on utilities when all construction work has been completed to meet Code requirements. Use of this structure before issuance of CoC is a violation of law. Electrical power needed to make repairs at this site will require a temporary power pole and the associated permits and inspections.

The repairs must upgrade the structure to all the latest provisions of the current Florida Building, Plumbing, and Mechanical Codes and the National Electric Codes. The work shall also include the structural repair of all mechanical, electrical, plumbing, building and fire code. All openings providing access to the interior of the building must be secured using approved materials and methods. Any exterior repairs necessary to remove hazards to persons outside the building(s) shall be performed to the satisfaction of the City as a prerequisite to an extension of a deadline.

5/11/2023

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UNS_Notice_of_Unsafe

COPY



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

Repairs needed will be, but not limited to the following: Building, Plumbing, Electrical, and Mechanical. You are required to obtain a licensed Florida Engineer, and / or Contractor to determine all areas of the structure that do not meet current Codes. Submit to the City a report from your Construction Professional containing specifics as to how this structure will be brought to current Code Standards, if you choose to repair.

The building or structure may be secured to City of Clearwater specifications up for a maximum of twenty-seven (27) calendar days. During that time all necessary repairs, construction, alterations, removal or demolition shall be completed.

All costs and expenses will be billed to you. Costs include anything incurred in bringing the property into compliance, including expenses and staff time. An unpaid bill may result in a lien for the amount of the billing. The lien will remain on your property until the bill is paid or the lien satisfied.

This violation cited above must be corrected by securing all necessary permits, and commencing work no later than seven (7) calendar days from receipt of this notice. Work is to be continued to completion within twenty (20) calendar days following issuance of the permit. Failure to correct the above listed violation by the date indicated, or recurrence of the violation after correction, will result in a legal action before the municipal code enforcement board of the city of clearwater or before the Pinellas county court. Such action may result in a fine or other civil remedy. The alleged violator may be liable for the reasonable costs of the investigation, prosecution and the administrative hearing, and any other reasonable costs the city incurs in correcting the violation, should this person be found guilty of the violation.

Sincerely,

Dana Root

Assistant Building Official

COPY



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

UNSAFE STRUCTURE REPORT

Inspector: Dana Root

Date Inspected: May 11, 2023

Case #: UNS2021-00007

Property Address: 1510 BARRY RD
CLEARWATER, FL 33756

Parcel No: 23-29-15-00000-210-0100

Legal Description: BEG 1704.13FT E OF NW COR OF SEC RUN E 330.05FT S 242.38FT W 33FT S
12.69FT W 297.57FT N 255.07FT TO POB

Owner Name: GLOZAL VILLAGE LLC REBUS SALUS
LLC

Mailing Address: 819 N SAPODILLA AVE
WEST PALM BEACH, FL 33401-3602

REPORT

The items listed below were easily visible and noted on an inspection of this structure. They are items that are at least part of the reason this structure has been declared UNSAFE. Caution - Do not use this report as a work write-up. It will be necessary for you to have an architect, engineer, and or contractor thoroughly inspect the entire structure. This inspection should compare all current Florida Codes with your structure and determine any and all code deficiencies. This structure must be remodeled/repaired to meet all current codes. Your design professional will be able to determine what needs to be done to make the structure meet current codes.

TO OCCUPY THE STRUCTURE OR TO HAVE UTILITIES TURNED ON, THE STRUCTURE MUST MEET THE CURRENT CODES.

Exterior

- Windows/doors have been removed allowing access. Sections of the structure have deteriorated to the point they are falling off and creating a hazard.

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.

3-1503. - Nuisances. B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance: 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.



CITY OF CLEARWATER

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TELEPHONE (727) 562-4567

COPY

It is the property owner's responsibility to have the structure thoroughly investigated for all code deficiencies and to have that work completed by a licensed contractor before utility turn on and occupancy. Submit report to inspector listed below.

Inspector's Signature:

James Reed

Supervisor's Signature:

James Reed

Property Address: 1510 BARRY RD

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.

Section 3-1503. - Nuisances.

B. The existence of any of the following specific conditions or conduct is hereby declared to constitute a public nuisance:

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.

CITY OF CLEARWATER, FLORIDA

AFFIDAVIT OF POSTING

Case #: UNS2021-00007

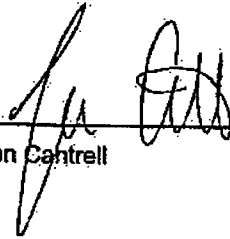
RECEIVED

CITY CLERK DEPARTMENT

I, Jason Cantrell being duly sworn, deposes and says:

1. That I am Code Inspector employed by the Planning and Development Department of the City of Clearwater.
2. That on the 11th day of May, 2023, I posted a copy of the attached Notice of Violation and/or Notice of Hearing on 1510 BARRY RD at Clearwater City Hall and at 1510 BARRY RD Clearwater, Florida.

Further Affiant sayeth naught.



 Jason Cantrell

STATE OF FLORIDA
COUNTY OF PINELLAS

SWORN AND SUBSCRIBED before me by means of physical presence or _____ online notarization on this 11th day of May, 2023, by Jason Cantrell.

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION



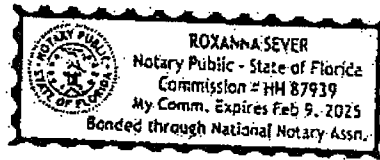
Type of Identification

Notary Public,

(Notary Signature)

Roxanna Sever

Name of Notary (typed, printed, stamped)



Commission Expiration Date

Exhibit A



Parcel Summary (as of 29-Jun-2023)	Parcel Map							
Parcel Number 23-29-15-00000-210-0100								
Owner Name GLOZAL VILLAGE LLC REBUS SALUS LLC								
Property Use 7456 ALF (10 or more units)								
Site Address 1510 BARRY RD CLEARWATER, FL 33756								
Mailing Address 319 N SAPODILLA AVE WEST PALM BEACH, FL 33401-3602								
Legal Description PART OF NW 1/4 OF SEC 23- 29-15 DESC AS FROM NW SEC COR TH S89D03°13"E 1374.07FT TH S00D02°03"E 33FT ALG E R/W OF HIGHLAND AVE TH S89D03°13"E 330.06FT								
Current Tax District CLEARWATER (CW)								
Year Built 1965 1966 1967 1971 1972 1972 1972								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Heated SF</th> <th style="width: 25%;">Gross SF</th> <th style="width: 25%;">Living Units</th> <th style="width: 25%;">Buildings</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">26,238</td> <td style="text-align: center;">33,175</td> <td style="text-align: center;">0</td> <td style="text-align: center;">7</td> </tr> </tbody> </table>	Heated SF	Gross SF	Living Units	Buildings	26,238	33,175	0	7
Heated SF	Gross SF	Living Units	Buildings					
26,238	33,175	0	7					

Exemptions

Year	Homestead	Use %	Status	Property Exemptions & Classifications
2024	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).
2023	No	0%		
2022	No	0%		

Miscellaneous Parcel Info

Last Recorded Deed	Sales Comparison	Census Tract	Evacuation Zone	Flood Zone	Elevation Certificate	Plat Bk/Pg
22258/2183		121030265011	NON EVAC	Current FEMA Maps	Check for EC	/

2022 Final Values

Year	Just/Market Value	Assessed Value/SOH Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2022	\$2,171,222	\$1,039,686	\$1,039,686	\$2,171,222	\$1,039,686