

**NOTICE OF HEARING
MUNICIPAL CODE ENFORCEMENT BOARD
CITY OF CLEARWATER, FLORIDA**

Owner: TSETSE LLC
610 Mandalay Ave
Clearwater, FL 33767

Violation Address: 314 N Garden Ave
Clearwater, FL 33756

Dear Sir/Madam:

You are hereby formally notified that on **Wednesday, August 22, 2018**, at **1:30 p.m.** there will be a public hearing before the Municipal Code Enforcement Board in the Council Chambers, 3rd floor, City Hall at 112 South Osceola Avenue, Clearwater, Florida, concerning violation of Section **3-808, 3-808A1-A5, 3-1502C2,C3, & D1, 3-1503B1,B2,B9** of the Clearwater City Code. (See attached Affidavit(s) of Violation).

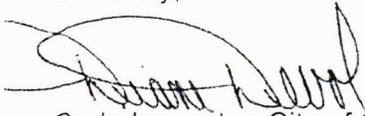
You are hereby ordered to appear before the Municipal Code Enforcement Board on the hearing date to answer these charges and to present your side of the case. Failure to appear may result in the Board proceeding in your absence. You have the right to obtain an attorney, at your own expense, to represent 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 727-562-4097. 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.

Sincerely,



Code Inspector, City of Clearwater

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 purpose of this quasi-judicial Board of seven citizens is to quickly and fairly render decisions and facilitate enforcement of certain codes 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

NAME OF VIOLATOR: TSETSE LLC
MAILING ADDRESS: 610 MANDALAY AVE
CLEARWATER, FL 33767-1632
CITY CASE#: CDC2018-01327
VIOLATION ADDRESS: 314 N GARDEN AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/14/2018

LEGAL DESCRIPTION OF PROPERTY: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER HARBOR BLK 3, LOTS 6 THRU 10 INCL & VAC ST ADJ TO N PER ORD 7896-07 OR 16086/1264 TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL DESC BEG AT NE COR OF SD PARCEL #: 09-29-15-44352-003-0060

DATE OF INSPECTION: 7/26/2018 2:29:00 PM

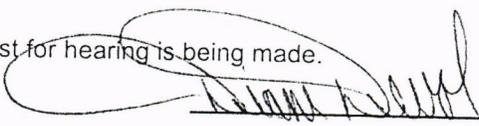
SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE SECTION VIOLATED

- 3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.
- 3-808.A.1. - ****FENCE SHALL BE MAINTAINED IN VERTICAL POSITION**** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.
- 3-808.A.4. - ****FENCE STRINGERS SHALL BE SECURELY FASTENED**** Each fence stringer shall be securely fastened to the support posts and face of the fence.
- 3-808.A.2 - ****ROTTEN BOARDS**** Rotten boards in a fence shall be replaced.
- 3-808.A.3. - ****SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND**** Each support post or footer shall be solidly attached to the ground.
- 3-808.A.5. - ****FENCE FACE SHALL BE SECURELY FASTENED**** Each fence face shall be securely fastened to the support post and fence stringers.

SPECIFICALLY,

The fence running the perimeter of the property is in serious disrepair. Please have all areas regarding maintenance repaired or replaced by compliance date to avoid further enforcement action.

A violation exists and a request for hearing is being made.



Diane Devol

SWORN AND SUBSCRIBED before me on this 31th day of July, 2018, by Diane Devol.

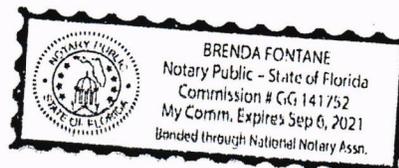
STATE OF FLORIDA
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME
- PRODUCED AS IDENTIFICATION



(Notary Signature)

Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 2nd DAY OF August, 20 18

MCEB CASE NO. 133-18

Ursula Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA
AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: TSETSE LLC
MAILING ADDRESS: 610 MANDALAY AVE
CLEARWATER, FL 33767-1632
CITY CASE#: CDC2018-01329
VIOLATION ADDRESS: 314 N GARDEN AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/14/2018

LEGAL DESCRIPTION OF PROPERTY: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER HARBOR BLK 3, LOTS 6 THRU 10 INCL & VAC ST ADJ TO N PER ORD 7896-07 OR 16086/1264 TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL DESC BEG AT NE COR OF SD PARCEL #: 09-29-15-44352-003-0060

DATE OF INSPECTION: 7/26/2018 2:31:00 PM

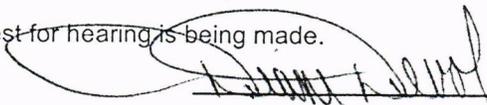
SECTION(S) OF THE CITY CODE WHICH HAVE BEEN VIOLATED: CODE SECTION VIOLATED

3-1502.D.1. - **ROOF MAINTENANCE** All roofs shall be maintained in a safe, secure and watertight condition.

SPECIFICALLY,

The roof on both buildings on the parcel are in serious disrepair. The pink building has a roof that has collapsed into the building. The red wooden structure has a metal roof that is rusted and has areas that are bent and have become detached from the walls. Please have the roofs repaired by compliance date to avoid further enforcement action. Demolition of the buildings is also an option to bring structures into compliance.

A violation exists and a request for hearing is being made.

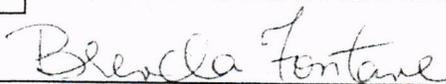


Diane Devol

SWORN AND SUBSCRIBED before me on this 31th day of July, 2018, by Diane Devol.

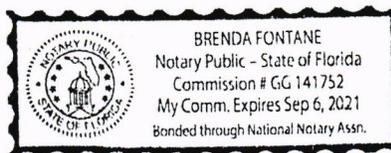
STATE OF FLORIDA
COUNTY OF PINELLAS

- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION



(Notary Signature)

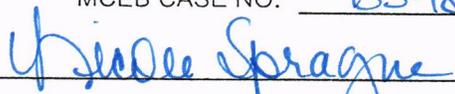
Type of Identification



Name of Notary (typed, printed, stamped)

FILED THIS 2nd DAY OF August, 20 18

MCEB CASE NO. 133-18



Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA
AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: TSETSE LLC
MAILING ADDRESS: 610 MANDALAY AVE
CLEARWATER, FL 33767-1632
CITY CASE#: CDC2018-01330

VIOLATION ADDRESS: 314 N GARDEN AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/14/2018

LEGAL DESCRIPTION OF PROPERTY: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER HARBOR BLK 3, LOTS 6 THRU 10 INCL & VAC ST ADJ TO N PER ORD 7896-07 OR 16086/1264 TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL DESC BEG AT NE COR OF SD PARCEL #: 09-29-15-44352-003-0060

DATE OF INSPECTION: 7/26/2018 2:33:00 PM

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

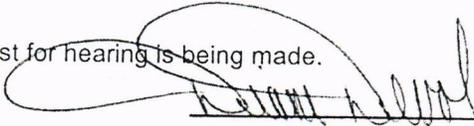
3-1502.C.1. - ****DOOR AND WINDOW OPENINGS**** All windows and doors shall be secured in a tight fitting and weatherproof manner and have sashes of proper size and design.

3-1502.C.3. - ****Windows/Maintenance**** Windows shall be maintained in an unbroken and clean state. No window shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building facade using wall materials and window detailing comparable with any upper floors and the building facade 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 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.

SPECIFICALLY,

All boards that are covering windows and doors need to be removed and all repairs need to be made where necessary on all windows and doors. This is inclusive to both buildings on the property.

A violation exists and a request for hearing is being made.


Diane Devol

SWORN AND SUBSCRIBED before me on this 31th day of July, 2018, by Diane Devol.

STATE OF FLORIDA
COUNTY OF PINELLAS

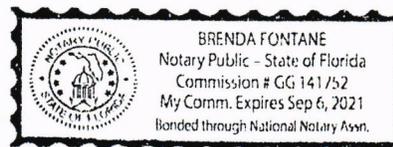
- PERSONALLY KNOWN TO ME
 PRODUCED AS IDENTIFICATION

Type of Identification



(Notary Signature)

Name of Notary (typed, printed, stamped)



FILED THIS 3rd DAY OF August, 2018

MCEB CASE NO. 133-18

Wendee Sprague

Secretary, Municipal Code Enforcement Board

MUNICIPAL CODE ENFORCEMENT BOARD OF THE CITY OF CLEARWATER, FLORIDA
AFFIDAVIT OF VIOLATION AND REQUEST FOR HEARING

NAME OF VIOLATOR: TSETSE LLC
MAILING ADDRESS: 610 MANDALAY AVE
CLEARWATER, FL 33767-1632
CITY CASE#: PNU2018-00750

VIOLATION ADDRESS: 314 N GARDEN AVE
CLEARWATER, FL

DATE OF OFFICIAL NOTICE OF VIOLATION: 6/14/2018

LEGAL DESCRIPTION OF PROPERTY: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER HARBOR BLK 3, LOTS 6 THRU 10 INCL & VAC ST ADJ TO N PER ORD 7896-07 OR 16086/1264 TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL DESC BEG AT NE COR OF SD PARCEL #: 09-29-15-44352-003-0060

DATE OF INSPECTION: 7/26/2018 2:35:00 PM

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

3-1503.B.1. - ****PUBLIC NUISANCE CONDITION**** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

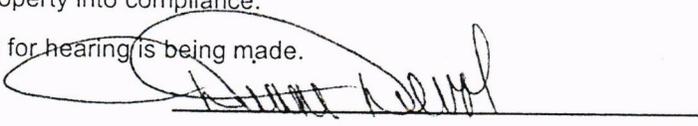
3-1503.B.2. - ****ABANDONED BUILDINGS**** Buildings which are abandoned, boarded up, partially destroyed, or left for a period of six (6) months in a state of partial construction are declared to be a public nuisance.

3-1503.B.9. - ****Other Nuisance Condition**** Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

SPECIFICALLY,

The structures on the parcel meet the definition of an abandoned building. These buildings need to have all code violations brought into compliance, continue to maintain the buildings, and have active utilities, to not be considered abandoned. Demolition of the structures is also an option to bring the property into compliance.

A violation exists and a request for hearing is being made.


Diane Devol

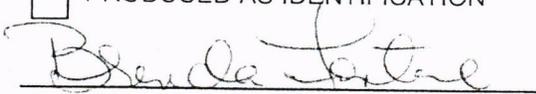
SWORN AND SUBSCRIBED before me on this 31th day of July, 2018, by Diane Devol.

STATE OF FLORIDA
COUNTY OF PINELLAS

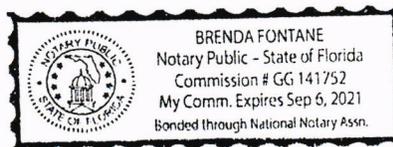
PERSONALLY KNOWN TO ME

PRODUCED AS IDENTIFICATION

Type of Identification


(Notary Signature)

Name of Notary (typed, printed, stamped)



FILED THIS _____ DAY OF _____, 20____

MCEB CASE NO. _____

Secretary, Municipal Code Enforcement Board



CITY OF CLEARWATER
PLANNING & DEVELOPMENT DEPARTMENT
POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-1748
MUNICIPAL SERVICES BUILDING, 100 SOUTH MYRTLE AVENUE, CLEARWATER, FLORIDA 33756
TELEPHONE (727) 562-4720 FAX (727) 562-1735

Notice of Violation

TSETSE LLC
610 MANDALAY AVE
CLEARWATER, FL 33767-1632

CDC2018-01327

ADDRESS OR LOCATION OF VIOLATION: **314 N GARDEN AVE**

LEGAL DESCRIPTION: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER
HARBOR BLK 3, LOTS 6 THRU 10 INCL & VAC ST ADJ TO N PER ORD 7896-07
OR 16086/1264 TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL
DESC BEG AT NE COR OF SD

DATE OF INSPECTION: 5/1/2018

PARCEL: 09-29-15-44352-003-0060

Section of City Code Violated:

3-808 - ****FENCES AND WALLS**** All fences and walls shall be maintained in a structurally sound and aesthetically attractive manner.

3-808.A.1. - ****FENCE SHALL BE MAINTAINED IN VERTICAL POSITION**** A fence or wall shall be maintained in a vertical position and shall not be allowed to sag or lean at more than 10 degrees from vertical.

3-808.A.4. - ****FENCE STRINGERS SHALL BE SECURELY FASTENED**** Each fence stringer shall be securely fastened to the support posts and face of the fence.

3-808.A.2 - ****ROTTEN BOARDS**** Rotten boards in a fence shall be replaced.

3-808.A.3. - ****SUPPORT POST OR FOOTER SOLIDLY ATTACHED TO GROUND**** Each support post or footer shall be solidly attached to the ground.

3-808.A.5. - ****FENCE FACE SHALL BE SECURELY FASTENED**** Each fence face shall be securely fastened to the support post and fence stringers.

Specifically: The fence running the perimeter of the property is in serious disrepair. Please have all areas regarding maintenance repaired or replaced by compliance date to avoid further enforcement action.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/16/2018. 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.


Inspector: Diane Devol
Inspector Phone: 727-562-4727

Date Printed: 6/15/2018

NOV_PropOwn



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

TSETSE LLC
610 MANDALAY AVE
CLEARWATER, FL 33767-1632

CDC2018-01329

ADDRESS OR LOCATION OF VIOLATION: **314 N GARDEN AVE**

LEGAL DESCRIPTION: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER
HARBOR BLK 3, LOTS 6 THRU 10 INCL & VAC ST ADJ TO N PER ORD 7896-07
OR 16086/1264 TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL
DESC BEG AT NE COR OF SD

DATE OF INSPECTION: 5/3/2018

PARCEL: 09-29-15-44352-003-0060

Section of City Code Violated:

3-1502.D.1. - ****ROOF MAINTENANCE**** All roofs shall be maintained in a safe, secure and watertight condition.

Specifically: The roof on both buildings on the parcel are in serious disrepair. The pink building has a roof that has collapsed into the building. The red wooden structure has a metal roof that is rusted and has areas that are bent and have become detached from the walls. Please have the roofs repaired by compliance date to avoid further enforcement action. Demolition of the buildings is also an option to bring structures into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/16/2018. 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.

Inspector: Diane Devol
Inspector Phone: 727-562-4727

Date Printed: 6/15/2018



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

TSETSE LLC
610 MANDALAY AVE
CLEARWATER, FL 33767-1632

CDC2018-01330

ADDRESS OR LOCATION OF VIOLATION: **314 N GARDEN AVE**

LEGAL DESCRIPTION: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER HARBOR BLK 3, LOTS 6 THRU 10 INCL & VAC ST ADJ TO N PER ORD 7896-07 OR 16086/1264 TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL DESC BEG AT NE COR OF SD

DATE OF INSPECTION: 5/3/2018

PARCEL: 09-29-15-44352-003-0060

Section of City Code Violated:

- 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.
- 3-1502.C.3. - ****Windows/Maintenance**** Windows shall be maintained in an unbroken and clean state. No window shall be permanently removed and enclosed, covered or boarded up unless treated as an integral part of the building facade using wall materials and window detailing comparable with any upper floors and the building facade 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 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.

Specifically: All boards that are covering windows and doors need to be removed and all repairs need to be made where necessary on all windows and doors. This is inclusive to both buildings on the property.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/16/2018. 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.

Inspector: Diane Devol
Inspector Phone: 727-562-4727

Date Printed: 6/15/2018



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

TSETSE LLC
610 MANDALAY AVE
CLEARWATER, FL 33767-1632

PNU2018-00750

ADDRESS OR LOCATION OF VIOLATION: **314 N GARDEN AVE**

LEGAL DESCRIPTION: JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER
HARBOR BLK 3, LOTS 6 THRU 10 INCL & VAC ST ADJ TO N PER ORD 7896-07
OR 16086/1264 TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL
DESC BEG AT NE COR OF SD

DATE OF INSPECTION: 5/3/2018

PARCEL: 09-29-15-44352-003-0060

Section of City Code Violated:

3-1503.B.1. - ****PUBLIC NUISANCE CONDITION**** A condition or use that exists on this property causes a substantial diminution of value of property in the vicinity of this condition or use and is considered a public nuisance.

3-1503.B.2. - ****ABANDONED BUILDINGS**** Buildings which are abandoned, boarded up, partially destroyed, or left for a period of six (6) months in a state of partial construction are declared to be a public nuisance.

3-1503.B.9. - ****Other Nuisance Condition**** Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.

Specifically: The structures on the parcel meet the definition of an abandoned building. These buildings need to have all code violations brought into compliance, continue to maintain the buildings, and have active utilities, to not be considered abandoned. Demolition of the structures is also an option to bring the property into compliance.

THIS VIOLATION CITED ABOVE MUST BE CORRECTED PRIOR TO 7/16/2018. 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.

Inspector: Diane Devol
Inspector Phone: 727-562-4727

Date Printed: 6/15/2018

NOV_PropOwn

Section 3-808. - Maintenance of fences and walls.

- A. All fences and walls constructed pursuant to this division shall be maintained in a structurally sound and aesthetically attractive manner. Specifically:
1. A fence or wall shall be maintained in a vertical position, and shall not be allowed to sag or lean at more than ten degrees from vertical, unless the fence or wall is specifically designed and permitted to be maintained at such an angle.
 2. Rotten boards in a fence shall be replaced.
 3. Each support post or footer shall be solidly attached to the ground.
 4. Each fence stringer shall be securely fastened to the support posts and face of the fence.
 5. Each fence shall be securely fastened to the support post and fence stringers.
 6. All fence or wall surfaces shall be painted, stained, treated or otherwise maintained so as to present a uniform appearance; however, this section is not intended to prohibit the maintenance of fences in which a deteriorated section of the fence is replaced with new material which will take some time to "age" or "weather" to replicate the appearance of the original fence.
- B. Fence boards may be replaced on any nonconforming fence provided the posts are not replaced.

(Ord. No. 6526-00, § 1, 6-15-00)

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.
- 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 be enclosed or removed provided the sills, lintels and frames are removed and the opening properly closed to match and be compatible with the design, material and finish of the adjoining wall of which the opening is a part.
- D. *Roofs.*
1. All roofs shall be maintained in a safe, secure and watertight condition.
 2. Any new mechanical equipment, including replacement equipment placed on a roof, shall be so located as to be screened from view from the public right-of-way at street level from adjoining properties.
 3. Roofs shall be maintained in a clean, mildew-free condition and kept free of trash, loose shingles and debris or any other element, including grass or weeds, which is not a permanent part of the building or a functional element of its mechanical or electrical system.
 4. Tile roofs with peeling paint shall be repainted or have the paint removed.
 5. Any false roof, mansard or similar roof element or other auxiliary structure on the roof shall be finished and maintained in a condition comparable to and compatible with the exterior side of the building wall to which the roof element abuts.
- E. *Auxiliary and appurtenant structures.*
1. Chimneys and elevator shafts, and mechanical and electrical structures shall be maintained in a satisfactory state of repair and their exterior finish must be architecturally consistent with the exterior side of the building wall from which they can be seen.
 2. Freestanding walls and fences shall be maintained in accordance with the provisions of section 3-808 of this development code.
 3. Fountains and other amenities shall be maintained in good working order and all structural components shall be maintained in a satisfactory state of repair, free of chipping, pitting, cracking, discoloration, peeling or fading.
- F. *Exterior storage and display/ nonresidential properties.*
1. All equipment, materials and merchandise shall be stored and located at all times within an enclosed structure and no exterior storage of merchandise for sale shall be permitted unless expressly authorized pursuant to the provisions of this Development Code.
 2. Garbage and trash shall be deposited only in dumpsters or cans or other receptacles specifically manufactured and intended for such purpose, and secured at all times with a tight fitting cover or lid.
- G. *Exterior storage and display for residential properties.*
1. As provided in Section 3-913 of this Development Code, outdoor storage is prohibited. For the purposes of this section, carports are subject to the outdoor storage provisions.
 2. Equipment, materials or furnishings not designed for use outdoors, such as automobile parts and tires, building materials, and interior furniture, may not be stored outdoors.
 3. Construction materials, unless such materials are related to an active building permit related to the property on which the materials are located, shall not be stored outdoors on a residentially zoned property.
 4. Bulk items intended for pick up by the city may not be placed at the curb more than 24 hours prior to the scheduled pick up.

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.
 7. Excessive growth or accumulation of weeds, grass, undergrowth or other similar plant materials, reaching a height of more than 12 inches, or the accumulation of debris upon property within the City of Clearwater.
 8. The lack of maintenance by a property owner of property abutting any dedicated right-of-way in the city in a condition such that weeds or trash are found in and on the right-of-way or such that the weeds, shrubs, vegetation, trash, or any other accumulation extend over the sidewalk, bicycle path, curbline or edge of pavement of an improved right-of-way or private accessway or roadway by more than four inches.
 9. Any other condition or use that constitutes a nuisance to the public, generally, which is continually or repeatedly maintained, the abatement of which would be in the best interest of the health, safety and welfare of the citizens of the city.
 10. The lack of maintenance by a property owner abutting any dedicated right-of-way or easement in the city where a height clearance of less than eight feet from the sidewalk pavement measured vertically from the pavement surface is maintained, unless an exception has been granted by the urban forester.
 11. Any shopping carts, as defined in Florida Statutes Section 506.502(10), as amended from time to time, or parts of such carts, which are abandoned on public property including but not limited to streets, sidewalks, public rights-of-way, bus stops, municipal parking lots, parks, and similar places owned, leased, or operated by any public body, or are abandoned on private property where said carts or parts thereof are visible from public property may be removed by the city manager or designee. Such shopping carts or parts thereof shall be impounded and stored by the city at an appropriate location. Whenever the city shall impound a shopping cart of [or] part thereof containing identification of ownership or right to possession, a notice shall be sent by ordinary mail to such person advising that the shopping cart of [or] part thereof may be redeemed within thirty days upon payment of costs for removal and storage. Any shopping cart or part thereof so held shall be returned to its owner or person having right of possession upon proof of ownership or right to possession and payment of costs for removal and storage. If not claimed, a shopping cart or part thereof may be sold, destroyed, or otherwise disposed of by the city 31 days following impoundment. This section shall not be applicable to:
 - a. Shopping carts or parts thereof which are located on private property and are completely enclosed within a building where they are not visible from public property;
 - b. Shopping carts which are stored in a lawful manner on public or private property owned or leased by a retail business in connection with which the shopping carts are authorized to be used;
 - c. Shopping carts or parts thereof which are stored in a lawful manner on private property in connection with the business of a licensed dismantler or junk dealer when such storage is necessary to the operation of a lawfully conducted business.
 12. *Newsracks and vending machines.* Any newsrack on public property not in compliance with the provisions of section 3-909, other than subsection 3-909(A)(5), or any newsrack or vending machine installed, used or maintained at a location which constitutes an imminent danger or safety hazard to pedestrians or vehicles or otherwise unreasonably interferes with the safe use of any public right-of-way.
 13. *Seawalls.* Any seawall in a condition where the structural integrity is not maintained.
 14. *Graffiti.* Graffiti on any wall, post, column, or other building or structure, or to a tree, or other exterior surface, publicly or privately owned, within the City of Clearwater.
- C. Violations of this Section may be enforced by action before the municipal code enforcement board as "nuisance cases" or "non-nuisance cases" pursuant to the corresponding procedures set forth in Section 7-102, or by citation pursuant to Code of Ordinances Section 1.12.

(Ord. No. 6417-99, § 9, 8-19-99; Ord. No. 6526-00, § 1, 6-15-00; Ord. No. 6573-00, § 2, 8-3-00; Ord. No. 6928-02, §§ 76—79, 5-2-02; Ord. No. 7449-05, §§ 21—23, 12-15-05; Ord. No. 7605-06, § 27, 4-20-06; Ord. No. 8211-10, § 12, 10-5-10)

09-29-15-44352-003-0060

Compact Property Record Card

Tax Estimator

Updated July 31, 2018

[Email Print](#)

[Radius Search](#)

[FEMA W/LM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
TSETSE LLC 610 MANDALAY AVE CLEARWATER FL 33767-1632	314 N GARDEN AVE CLEARWATER



Property Use: 4190 (Manufacturing Not Classified Elsewhere) Total Heated SF: 1,900 Total Gross SF: 1,900

[click here to hide] **Legal Description**
 JONES' SUB OF NICHOLSON'S ADD TO CLEARWATER HARBOR BLK 3, LOTS 6 THRU 10 INCL & VAC ST ADJ TO N PER ORD 7896-07 OR 16086/1264 TOGETHER WITH PART OF GOVT LOT 4 W OF SD LOT 9 ALL DESC BEG AT NE COR OF SD LOT 6 TH S00D26'40"E 155FT TO SE COR OF LOT 6 TH N89D 56'40"W 353.03FT TO SW COR OF LOT 10 TH N00D37'45"W 79.94FT TH S89D46'49"E 116.49FT TH N04D33'37"W 108.3FT TH S89D48'20"E 244.77FT TH S00D26'40"E 30 FT TO POB

File for Homestead Exemption			2018 Parcel Use	
Exemption	2018	2019		
Homestead:	No	No	Homestead Use Percentage: 0.00%	
Government:	No	No	Non-Homestead Use Percentage: 100.00%	
Institutional:	No	No	Classified Agricultural: No	
Historic:	No	No		

Parcel Information Latest Notice of Proposed Property Taxes (TRIM Notice)				
Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Plat Book/Page
14925/0366	Sales Query	121030261012	NON EVAC	111/13

2017 Final Value Information					
Year	Just Market Value	Assessed Value / Non-11X Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	\$275,500	\$275,500	\$275,500	\$275,500	\$275,500

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2017	No	\$275,500	\$275,500	\$275,500	\$275,500	\$275,500
2016	No	\$275,000	\$275,000	\$275,000	\$275,000	\$275,000
2015	No	\$270,500	\$270,500	\$270,500	\$270,500	\$270,500
2014	No	\$264,200	\$264,200	\$264,200	\$264,200	\$264,200
2013	No	\$260,067	\$260,067	\$260,067	\$260,067	\$260,067
2012	No	\$259,500	\$259,500	\$259,500	\$259,500	\$259,500
2011	No	\$259,185	\$259,185	\$259,185	\$259,185	\$259,185
2010	No	\$402,170	\$402,170	\$402,170	\$402,170	\$402,170
2009	No	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000
2008	No	\$755,000	\$755,000	\$755,000	\$755,000	\$755,000
2007	No	\$772,000	\$772,000	\$772,000	N/A	\$772,000
2006	No	\$805,700	\$805,700	\$805,700	N/A	\$805,700
2005	No	\$37,900	\$37,900	\$37,900	N/A	\$37,900
2004	No	\$31,100	\$31,100	\$31,100	N/A	\$31,100
2003	No	\$27,700	\$27,700	\$27,700	N/A	\$27,700
2002	No	\$27,700	\$27,700	\$27,700	N/A	\$27,700
2001	No	\$27,700	\$27,700	\$27,700	N/A	\$27,700
2000	No	\$27,700	\$27,700	\$27,700	N/A	\$27,700
1999	No	\$28,300	\$28,300	\$28,300	N/A	\$28,300
1998	No	\$28,300	\$28,300	\$28,300	N/A	\$28,300
1997	No	\$28,900	\$28,900	\$28,900	N/A	\$28,900
1996	No	\$28,900	\$28,900	\$28,900	N/A	\$28,900

2017 Tax Information		Ranked Sales (What are Ranked Sales?) See all transactions				
2017 Tax Bill	Tax District: CW	Sale Date	Book/Page	Price	Q/U	V/I
2017 Final Millage Rate	20.4150	10 Feb 2006	14925 / 0366	\$3,974,000	U	1
Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.			05603 / 1681	\$5,000	U	
Amendment 1 - Will you Benefit? Check Estimated 3rd Homestead Exemption Benefit						

2017 Land Information						
Scawall: No	Frontage: None		View:			
Land Use	Land Size	Unit Value	Units	Total Adjustments	Adjusted Value	Method
Light Manufacture (41)	0x0	6.25	52866.0000	1.0000	\$330,412	SF

[click here to hide] **2018 Building 1 Structural Elements** [Back to Top](#)
 Site Address: 314 N GARDEN AVE

Building Type: Warehouses
 Quality: Average
 Foundation: Continuous Footing
 Floor System: Slab On Grade

[Compact Property Record Card](#)

